



GRASSROOTS
REALTY GROUP

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#5 4402 48 Avenue
Sylvan Lake, Alberta

MLS # A2240876



\$225,000

Division:	Palo		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Freezer, Window Coverings

This beautifully maintained 3-bedroom, 2-bath modular home offers 1,520 square feet of bright, open-concept living space, thoughtfully designed for comfort and ease. Built on durable steel I-beams, the home features a vaulted ceiling with a skylight that fills the main living, dining, and kitchen areas with natural light. The list of recent upgrades is extensive and includes new flooring, fresh paint throughout, new blinds, modern light fixtures, stylish mouldings and baseboards, new door hardware, bathroom mirrors, towel racks, and toilets. The kitchen has also been enhanced with a new microwave, stove, and deep freezer, making it ready for everyday living and entertaining. Additional features include central air conditioning, a reverse osmosis water purification system, water softener, and a fully insulated metal skirting system with heated crawl space, sealed bladder, weeping tile, sump, and ventilation—ensuring warm, dry floors and near zero risk of frozen pipes. Outside, enjoy a brand new deck with a charming lattice gazebo, a freshly added doorstep, and a low-maintenance yard that's fenced for pets, with very little grass and a handy shed for storage. A new heat tape adds another layer of winter security. Located just off desirable 44th Street and steps to the lake, this property comes with a front driveway and is part of Spruceline Park—a quiet, professionally managed community by SunReal Property Management. Lot rent is a budget-friendly \$540/month and includes water, sewer, and garbage removal. This turn-key home is an exceptional find in a well-kept, conveniently located neighborhood.