



GRASSROOTS
REALTY GROUP

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4418 47 Avenue
Sylvan Lake, Alberta

MLS # A2245620



\$274,900

Division:	Palo		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	714 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs, Sump Pump(s), Vinyl Windows		
Inclusions:	Hood Fan		

NO CONDO FEES! This end-unit bilevel townhouse offers a comfortable and functional living space, ideally situated close to schools and shopping amenities. The main level features a bright and inviting living room, perfect for family gatherings. The kitchen is equipped with natural wood cabinetry, laminate countertops, a refrigerator, electric stove, and a new dishwasher. The spacious dining area comfortably accommodates a family and features a garden door that opens onto a deck, providing a lovely view of the backyard. Convenient main floor laundry includes a washer and dryer. This bilevel home boasts a fully finished basement that includes the primary bedroom, two additional bedrooms, and a four-piece bathroom. Exterior features include durable vinyl siding and asphalt shingles. Enjoy outdoor living with manicured lawns, a fenced backyard ideal for children and pets, and a parking pad for two vehicles. Whether you're seeking your first home or a smart investment, this property offers an excellent combination of comfort, potential, and prime location.