



GRASSROOTS
REALTY GROUP

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4719 46 Avenue
Sylvan Lake, Alberta

MLS # A2247783



\$417,900

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, Dishwasher, Washer/Dryer

LOCATION, PRIVACY & VALUE — This One Checks All the Boxes! Don't miss this charming, fully finished bungalow in the sought-after Palo area—complete with Central A/C and set on an impressive 50x150 ft lot. Perfectly located within walking distance to schools, shopping, and the beach, this 4-bedroom, 2-bath home offers a fantastic opportunity for families or first-time buyers. Step inside to discover a warm and inviting main floor featuring a spacious country-style kitchen with abundant cabinetry, a working island, and an open layout to the living/dining area. A cozy wood-burning fireplace and large windows create a bright, comfortable space to gather. Down the hall, you'll find three bedrooms—including a roomy primary suite—and a stylish 4-piece bathroom with ceramic tile floors, a tiled tub surround, and an upgraded vanity. The fully finished lower level offers a massive family room, a 4th bedroom, and an updated 3-piece bathroom—ideal for guests, teens, or a home office. Notable upgrades over recent years include a newer furnace, hot water tank, Central A/C, shingles, and main-level flooring. Step outside and you'll feel like you're on a camping getaway! The fully fenced, treed backyard offers RV access, a double garage, a large deck, and a fire pit area—perfect for your furry friends, relaxing or entertaining. Opportunities like this in Palo don't last long—act quickly before it's gone!