



GRASSROOTS
REALTY GROUP

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4640 49 Street
Sylvan Lake, Alberta

MLS # A2249591



\$299,000

Division:	Palo		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	392 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Other, Space Heater	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	DC-50 - 50 Street Direct
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Shed's, chair swing

Have you dreamed of having your own slice of heaven right in the heart of Sylvan Lake? Welcome to Palo - close to shopping, Nexsource Centre, schools, walking trails, and walk to the lake in less than 10 minutes! This charming 3 season cabin has 2 bedrooms, a 3 piece bathroom and an open kitchen/living room area. It is a perfect place for a summer home, or Airbnb potential! The lot itself is filled with mature tree's and is just under 3 lots in size. It is zoned for DC-50 - 50 Street Direct Control.