



4628 45 Street
Sylvan Lake, Alberta

MLS # A2251592



\$349,900

Division:	Palo		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,226 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Reverse Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Stylish Sylvan Lake Living – 4 Bed, 4 Bath Gem Just Blocks from the Water! Step into this stunning two-storey home where trendy design meets everyday comfort. With 4 spacious bedrooms and 4 bathrooms, this property offers room to grow, entertain, and unwind. Inside, the open-concept layout is enhanced by chic finishes and thoughtful touches throughout, making every corner feel fresh and inviting. The primary suite offers a walk- in closet and 4 piece ensuite. 2 more bedrooms and a 4 piece bath on the upper floor. Enjoy the convenience of a single-car garage and a fully landscaped, fenced yard—perfect for summer BBQs, pets, or simply soaking up the sun in privacy. The basement is complete with a large rec room for family nights, 4th bedroom, 2 piece bathroom and storage/ utility space. Located just a few blocks from the lake, this home offers the best of both worlds: stylish interiors and an unbeatable location. Don’t miss your chance to own this beauty and fall in love with your next home!