



**GRASSROOTS**  
REALTY GROUP

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**4605 44 Street**  
**Sylvan Lake, Alberta**

**MLS # A2254521**



**\$349,900**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** ,

Discover an incredible opportunity to live at Sylvan Lake in this stunning four-bedroom, three-bathroom home that perfectly blends comfort and style. From the moment you step inside, you'll be captivated by the open concept floor plan, a C-shaped kitchen, designed for functionality, the massive living room featuring large windows and vaulted ceilings that flood the space with an abundance of natural light. Enjoy the convenience of main floor laundry and an attached single garage, making day-to-day living effortless. The spacious basement offers two large bedrooms and a massive rec room, ideal for family fun or entertaining guests. A walk-through closet leads to a luxurious ensuite, creating a private retreat you'll love to unwind in. Fenced backyard allows plenty of space for fur babies or summer nights relaxing.