



GRASSROOTS
REALTY GROUP

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4509 49 Street
Sylvan Lake, Alberta

MLS # A2256240



\$749,900

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,356 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached, Triple Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Tile Counters		

Inclusions: None

Welcome to the Lighthouse, Outstanding home in a Outstanding location. Rare find of 3 lots in one all 150 feet deep. Home has been upgraded through out and has pride of ownership everywhere. 4 bedrooms and 3 bathrooms, 2 of which are ensuites, a 2pc and a 3pc. Full developed with Central Air Conditioning, 2 new Forced are furnace's. Triple heated garage and an oversized single Garage(15x24). Massive deck to enjoy your wonderful Yard. A must see, Call your favorite Realtor for a private viewing.