



GRASSROOTS
REALTY GROUP

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4633 48 Street
Sylvan Lake, Alberta

MLS # A2266478



\$459,900

Division:	Central Core		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,623 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer

This bright and thoughtfully designed 2-storey home offers over 2,190 sq ft of total finished living space, including a fully developed basement, and is ideally located in one of Sylvan Lake's most charming and established neighborhoods. Rarely does a newer-built home come available in this mature, tree-lined area known for its larger lots and unbeatable walkability. Just a short walk brings you to the lakefront, beach, downtown shops, schools, and restaurants—everything Sylvan Lake has to offer is practically at your doorstep. Inside, the open-concept main floor is enhanced by soaring 9-foot ceilings, creating an airy and spacious feel from the moment you enter. You're welcomed with a generous front foyer, a beautifully appointed kitchen with a large island, stainless steel appliances, and plenty of storage. The living and dining areas are bright and inviting—perfect for entertaining or cozy evenings at home. A convenient 2pc bathroom and mudroom off the garage complete the main level. Upstairs, the large primary suite features a walk-in closet and private ensuite. Two additional bedrooms and a full 4pc bath provide flexible space for family, guests, or a home office. The fully finished basement adds even more value with a generous rec room, fourth bedroom, 3pc bathroom, laundry area, and utility/storage space. The backyard is a true highlight—a finished outdoor space designed for both comfort and functionality. With multi-tiered decking, a hot tub, firepit, and thoughtfully placed raised garden planters for summer vegetables or flowers, it's perfect for both entertaining and quiet moments. The east-to-west exposure brings morning light and evening sun, and thanks to the generous lot size, there's plenty of parking in the rear, in addition to the attached front-drive garage. With its ideal location, 9-foot ceilings, well-designed layout, and

beautifully finished yard, this home truly delivers the best of both worlds—modern living in a well-loved, walkable community. Bonus: this home has been professionally pre-inspected for your peace of mind. Move in with confidence knowing it's been thoroughly reviewed and well cared for.