



GRASSROOTS
REALTY GROUP

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4706 43 Street
Sylvan Lake, Alberta

MLS # A2267826



\$399,900

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: 2- fridges, 2- stoves, 2- dishwashers, 2- microwave range hoods, washer, dryer, shed

Welcome to this legally suited home in the heart of Sylvan Lake — ideally located across from C.P. Blakely Elementary School and close to parks, shopping, and everyday amenities. The upper level offers comfortable family living with three bedrooms, a bright open-concept layout, vaulted ceilings, and a full four-piece bathroom. The space has been freshly updated with brand-new laminate flooring and modern paint tones, creating a move-in-ready home you’ll love. Downstairs, the one-bedroom legal suite is currently rented for \$950 per month plus \$200 in utilities., and will be vacant as of January 31, 2026. The west-facing, fully fenced backyard provides a sunny outdoor space for relaxing or entertaining, plus there’s a rear parking pad for additional vehicles and convenient off-street parking. Important updates include a new roof in 2015 and a hot water tank replaced in 2020.