



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.