



GRASSROOTS
REALTY GROUP

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4535 47 Street
Sylvan Lake, Alberta

MLS # A2270464



\$460,000

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s)		
Heating:	Forced Air, Natural Gas		Water: Well
Floors:	Carpet, Laminate, Linoleum, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Mixed		Zoning: R1
Foundation:	Block, Poured Concrete		Utilities: -

Features: Breakfast Bar, Closet Organizers

Inclusions: blinds and window treatments, Closet Organizer in Bedroom 2 upstairs, Piano, White Shoe Cabinet in the Foyer, gas fireplace insert in the garage (for the basement).

Welcome to this spacious 4-bedroom bungalow nestled in a mature neighbourhood near schools, parks, and shopping. The HUGE front porch with a beautiful ornate wooden door invites you into a warm and welcoming home. Inside, you'll find a large living room with a cozy corner gas fireplace and a big front window that fills the space with natural light. The home comes complete with a beautiful piano - perfect for music lovers and families! The dining area opens to a fully enclosed sunroom to enjoy the added living space, perfect for morning coffee or relaxing in the evening with access to a private back deck - perfect for relaxing or entertaining. The kitchen is generous in size and features a lowered eating bar, ideal for casual dining or family gatherings. The primary bedroom easily fits a king bed and furniture, with a cheater door to the main floor bath that includes a corner jetted tub. A second well appointed sizeable bedroom with an amazing closet system! The fully finished basement offers a separate entrance, providing great potential for extended family or guests! Featuring brand new laminate flooring, making it a perfect space for the family to unwind or play games. There are 2 additional bedrooms, a 3 pc bathroom, a large laundry area and plenty of storage. Outside, enjoy a fully fenced yard on a huge corner lot, beautifully landscaped with perennials, mature trees, an apple tree, and Saskatoon bushes. A dream for hobbyists or anyone needing extra space, the heated 32x28 garage/shop is a standout feature. This property offers comfort, character, and excellent value in a prime location!