



GRASSROOTS
REALTY GROUP

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1, 4313 48 Avenue
Sylvan Lake, Alberta

MLS # A2273573



\$450,000

Division:	Palo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,864 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

NO CONDO FEES. Located in the vibrant community of Sylvan Lake, this centrally located 2023-1864 square foot built townhouse offers the perfect blend of modern style, space, and convenience. This high-end home features 5 bedrooms in total—3 on the second level, including a spacious primary bedroom with a luxury 4-piece ensuite, plus an additional 4-piece bathroom. The second level also includes a conveniently located laundry right alongside the bedrooms. Beautiful neutral paint tones, an abundance of large windows, and durable vinyl plank flooring create a bright, inviting atmosphere throughout the home. The open-concept main level showcases a bright white kitchen with a walk-in pantry, large island, and adjoining living room, along with a mudroom and a 2-piece bath. Off the kitchen, enjoy access to a back deck overlooking the fully fenced yard. The fully developed basement offers 2 additional bedrooms, a large family room, and another 4-piece bathroom. Just minutes from shopping, schools, the NexSource Centre, the community centre, and only three blocks from beautiful Sylvan Lake, this home delivers exceptional comfort in a great location.