



**GRASSROOTS**  
REALTY GROUP

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4-4313 48 Avenue  
Sylvan Lake, Alberta

MLS # A2273575



**\$550,000**

Division:	Palo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,865 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Asphalt, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

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

NO CONDO FEES. Located in the vibrant community of Sylvan Lake, this centrally located 2023-built 1865 square foot 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.