



GRASSROOTS
REALTY GROUP

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4703 44 Street
Sylvan Lake, Alberta

MLS # A2273787



\$419,900

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Wood Stove
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Garage Door Remotes (x2)

Your Sylvan Lake dream home is ready for you! This charming property offers quick possession, a bright and welcoming layout, and fantastic versatility—whether you're looking for an income property, a potential Airbnb, or a comfortable family home. The main floor features a spacious living room, while the cozy basement family room includes a wood stove (WETT inspection included). Enjoy 3 bedrooms, 2 beautifully updated bathrooms, and a low-maintenance yard complete with a back deck. The main-floor laundry room adds convenience, and there's plenty of storage throughout. The oversized 20' x 26' garage—NEW SHINGLES 2024, new door & opener, insulated, drywalled, and roughed-in for in-floor heat (gas line present)—is perfect for any handyman or hobbyist. Recent upgrades are extensive: new PEX plumbing, brand-new appliances, a gorgeous kitchen with new counter tops & backsplash, updated bathroom vanities, fresh landscaping, new flooring, trim, lighting and a fully renovated basement with pot lights. THE LIST GOES ON. All of this is within walking distance to everything Sylvan Lake has to offer—schools, shopping, the lake, grocery stores, and more. A truly unbeatable location!