



GRASSROOTS
REALTY GROUP

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4606 43 Street
Sylvan Lake, Alberta

MLS # A2276764



\$439,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Palo | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,342 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Storage, Walk-In Closet(s) | | |

Inclusions: downstairs fridge, cabinets in garage, storage shed, firepit

Welcome to the kind of home where memories are made. This fully finished bi-level offers 4 bedrooms, 3 bathrooms, and a double attached garage, delivering the space, warmth, and functionality today's families are searching for. From the moment you step inside, you'll appreciate the abundance of natural light and the inviting open-concept layout. The kitchen is the heart of the home—perfectly connected to the dining area and a spacious living room made for entertaining, relaxing, and everyday moments alike. Three bedrooms on the main level provide ideal family flow, including a private primary retreat with a 4-piece ensuite—your own place to unwind. The fully developed lower level is where this home truly stands out. A massive family room with a cozy pellet stove creates the ultimate gathering space—perfect for movie nights, kids' playtime, or hosting friends. This level also features a fourth bedroom, 3-piece bathroom, dedicated laundry area, and a large storage room, ensuring everything has its place. Step outside to a fully fenced, beautifully landscaped yard with room for RV parking—a rare and valuable bonus. Whether it's backyard barbecues, room for toys, or future plans, this property offers the flexibility your lifestyle demands. All of this in a great location close to schools, parks, and everyday amenities. Warm. Welcoming. Move-in ready. This is more than a house—it's the place your next chapter begins.