



**4721 46 Street  
Sylvan Lake, Alberta**

**MLS # A2276825**

**\$435,000**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	NA		

This BEAUTIFUL UPDATED BI-LEVEL home sits on a generous lot in the heart of Sylvan Lake. A short stroll from the sandy beach, unique shops and a multitude of restaurants. Once inside you will appreciate the open concept floor plan and attractive updates. Luxury Vinyl Plank leads you throughout the hub of the home. Large windows allow for loads of natural light. Gorgeous glass light fixtures reflect the details of the textured ceilings. The kitchen features warm oak cabinetry and plenty of storage space. Dine inside or step thru the garden doors to enjoy the expansive patio. The backyard is fully fenced for the kids and pets to safely play. Mature trees offer additional privacy and shade. The main level includes a spacious primary suite with a pretty 2-piece powder room. Two additional bedrooms and an updated 4-piece bathroom complete the upper floor plan. The lower level lends itself to entertaining with its oversized family room. A large bedroom and brand new 3-piece bathroom are perfect for company. Storage will never be an issue with 300 square feet to work with. Laundry is also found on this lower level. Additional upgrades include: fresh paint throughout, new flooring, and a renovation of all three bathrooms! An incredible investment for any buyer! Time is ticking, take a tour today!