



**GRASSROOTS**  
REALTY GROUP

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**4707 44 Street**  
**Sylvan Lake, Alberta**

**MLS # A2278687**



**\$369,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Narrow lot general
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home		

**Inclusions:** Side shed, security system -no contract, TV Mounts, Shelving at back door

Welcome to this warm and welcoming 3 bedroom, 2 bathroom -2 storey home-an excellent opportunity for a first time buyer looking for comfort, space and value. A covered front veranda invites you into a spacious ceramic-tiled foyer, creating a great first impression. The bright living room features laminate flooring and a large west-facing bay window , filling the space with natural light. The modern kitchen offers a practical layout with heated ceramic flooring, an upgraded granite composite sink, stainless steel smart appliances and a gas stove, plus a breakfast bar for casual meals or entertaining. Upstairs the spacious primary bedroom easily fits a king-size bed and additional furniture and has a 3 piece ensuite. 2 more bedrooms and a 4 piece bathroom are conveniently located on the same level- perfect for families, guest or a home office. The partially finished basement provides room to grow, with space for a future family room and rough-ins for an additional bathroom. A well-sized laundry room adds everyday convenience with a "folding" counter, under-cabinet lighting, tile back splash and extra sink. Outside , enjoy a fully fenced landscaped backyard with mature trees and rear alley access. There is ample parking and great potential for a future garage. Located in a fantastic family- friendly neighborhood just steps from schools, parks, playgrounds and shopping. This home is a smart and affordable place to start your homeownership journey.