



4707 44 Street
Sylvan Lake, Alberta

MLS # A2278687



\$364,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Narrow lot general
Foundation:	Poured Concrete	Utilities:	-
Features:	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.