



4707 44 Street
Sylvan Lake, Alberta

MLS # A2278687



\$369,900

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.