



38 45 Street Close
Sylvan Lake, Alberta

MLS # A2293164



\$525,000

Division:	Palo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Lovingly crafted in 1979 by the original owner and now ready to welcome its next chapter, this property offers a rare opportunity to carry forward a legacy of care, pride, and family memories. Inside the lower-level entry where you're greeted by a warm and inviting family room, complete with a cozy fireplace and a built-in bar area—perfect for gatherings, celebrations, and quiet evenings alike. This level also features a bedroom, full 4-piece bathroom, laundry area, and convenient access to the attached double garage. Upstairs, the home opens into a bright and functional living space with a unique and versatile layout. The large family room features patio doors leading to a private deck—an ideal spot for morning coffee or unwinding at the end of the day. A flexible room with elegant French doors offers the option of a formal dining space, home office, or den to suit your lifestyle. The eat-in kitchen is filled with natural sunlight and has a patio door leading to a second deck. This level also hosts three bedrooms, including a spacious primary suite with its own ensuite and walk-in closet, along with an additional 4-piece bathroom for family or guests. While the home could benefit from updates, it radiates warmth, character, and solid craftsmanship throughout—providing the perfect canvas to make it your own. Outside, the backyard offers ample space including room for RV parking, and backs directly onto a playground and park—meaning no neighbours behind, just open space and room to breathe. This is more than just a house—it's a home filled with decades of love, ready for a new family to create memories of their own.