



4625 48 Street
Sylvan Lake, Alberta

MLS # A2294856



\$529,900

Division:	Palo		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-

Features: Bidet, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Attached Shelving, Central AC, All Window Coverings, Garage Opener and Controls, Gazebo, TV Mounts, Dart Board

A former showhome that still shows like one—this fully finished home offers a bright, functional layout with high-end finishes and thoughtful upgrades throughout. The main floor welcomes you with an open concept design filled with natural light, creating an inviting space for both everyday living and entertaining. The kitchen is a true standout, featuring quartz countertops, stainless steel appliances, a black granite composite sink, and full-height cabinetry accented by a stylish backsplash and feature hood fan. The layout keeps you connected to the living and dining areas, making it ideal for hosting. Just off the attached garage, a spacious mudroom provides the perfect drop zone for busy households, complete with additional storage and a convenient powder room. Upstairs, you’ll find three well-sized bedrooms, including a generous primary retreat with a walk-in closet and a beautifully appointed 5-piece ensuite. Dual vanities, a custom tiled walk-in shower with dual shower heads, a soaker tub, and under-cabinet lighting all come together to create a true spa-like experience. The added convenience of upper floor laundry makes day-to-day living that much easier. The fully developed basement is where this home really separates itself—designed with entertaining in mind, it features a large rec room, custom built-ins with a feature wall and electric fireplace, and a full wet bar with plenty of storage. A 3-piece bathroom completes the space, making it perfect for guests or extended family. Additional highlights include central A/C, ICF foundation, water softener, in-floor heat rough-in, gas line for a BBQ and a high-efficiency furnace. Outside, the backyard offers a great balance of function and relaxation with a deck ideal for summer evenings, plus a mix of grass and low-maintenance landscaping. Double gates and alley access provide flexibility for RV, boat, or

additional parking. Located close to schools, shopping, and everyday amenities—this is a move-in ready home that checks all the boxes.