



**4713 46 Street**  
**Sylvan Lake, Alberta**

**MLS # A2295518**



**\$405,000**

<b>Division:</b>	Central Core		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to 4713 46 Street in the heart of Sylvan Lake—an inviting bi-level home offering comfort, versatility, and excellent income potential. With 5 bedrooms and 3 beautifully updated bathrooms, this property is ideal for families, investors, or anyone looking to supplement their mortgage with short-term rental income. The bright, open-concept main floor is enhanced by vaulted ceilings, creating a spacious and welcoming atmosphere. Durable laminate and vinyl plank flooring run throughout, complementing the home’s modern style. The kitchen features sleek stainless-steel appliances and flows effortlessly into the living area, where a cozy gas fireplace creates the perfect space to gather. Three generous bedrooms and a full bathroom complete the main level. The fully developed walkout basement offers outstanding flexibility. With two bedrooms, each with their own bathroom and exterior entrance, one bedroom is currently licensed as an Airbnb with the Town of Sylvan Lake—providing a turnkey income opportunity. A convenient coffee station and laundry add to the functionality of the space. Outside, enjoy a fully fenced backyard with freshly stained upper and lower decks—perfect for entertaining or relaxing. The walkout basement features in-floor heat and opens directly onto the lower deck, enhancing the home’s thoughtful design. A large heated double garage adds year-round comfort and convenience. Located just minutes from Sylvan Lake beach, as well as local restaurants, shopping, schools, and amenities, this home combines lifestyle and investment in one exceptional package. Don’t miss your chance to own a property that offers both comfort and income potential in a highly desirable location.