



4629 48 Street
Sylvan Lake, Alberta

MLS # A2296789



\$509,900

Division:	Central Core		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,719 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Other, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Garage heater, alarm hardware (unmonitored - no contract)

If you're looking for affordable value, this fully loaded half duplex is the one for you. Built in 2017, this infill property is surrounded by mature trees and offers a large yard you can truly enjoy. The professionally designed two-tier deck, complete with a covered section, was thoughtfully created for comfortable outdoor living and entertaining. Inside, the main floor features an open concept layout with a spacious kitchen equipped with a corner pantry, stainless steel appliances, island with seating, and durable vinyl plank flooring. The living room is nicely positioned with large windows and a custom built-in wall unit with an electric fireplace finished in modern tile, offering both style and function with added storage, shelving, and room for a large TV. The main floor also includes a dining area, powder room, two closets, and a mudroom off the heated attached garage with a built-in bench and coat hooks. Upstairs, you'll find 3 bedrooms, 2 full bathrooms, and convenient upper-floor laundry. The primary bedroom features a walk-in closet and a spacious 5-piece ensuite with a custom tiled shower and glass enclosure, soaker tub, double sink vanity, and private water closet. The fully finished basement adds even more living space with a family room, fourth bedroom, and a 3-piece bathroom. Additional features include concrete curbing, privacy wall on deck, central air conditioning, central vacuum, water softener, and a new washer and dryer in 2024 that are included. This is an excellent home for anyone seeking a comfortable lifestyle with room to grow.