



**24 45 StreetCrescent
Sylvan Lake, Alberta**

MLS # A2296926



\$315,000

Division:	Palo		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,000 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Shed

Get ready to fall in love with this adorable half duplex! With 4 bedrooms plus a den and 2 full bathrooms, there's room for everyone. Whether you're a first time buyer, a growing family or even an investor this little gem scores big with a new furnace (fall of 2025), newer kitchen appliances, newer shingles, newer upstairs bedroom windows and newer HWT (all summer of 2019) all tucked into a great location that is close to everything you might need. There is even a treed walking trail right behind the house. It beam's with convenience, charm and functionality!