



**4624 48 Street
Sylvan Lake, Alberta**

MLS # A2111137



\$265,000

Division:	Central Core		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1956 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Refrigerator, Electric Stove, Washer, Dryer, Microwave, Dishwasher

Welcome to a hidden gem in the coveted Central subdivision – a 2-bedroom bungalow awaiting your personal touch and vision. The central location offers convenient access to schools, downtown and the lake, making it an appealing prospect for those who value both lifestyle and investment potential. Key upgrades include a new furnace and hot water tank in 2016, with upper-level windows and exterior paint refreshed in 2023. The shingles were replaced eight years ago. All of these providing a functional base for future improvements. The strategic location, existing upgrades, and unique features make it a promising investment or excellent starter home. Seize the opportunity to bring this property to life and make it your own – schedule a viewing today and imagine the possibilities that await in this charming bungalow.