



4430 47 Avenue  
Sylvan Lake, Alberta

MLS # A2136368



**\$260,000**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** shed

No condo fees, it is larger than it seems with the basement fully finished. The RMS measurements do not include the basement finished area in the RMS. 3 large bedrooms and a 4 pc bathroom together in the basement. There is a fully fenced back yard. Close to 3 schools, tennis courts, skate park, outdoor skating rink, community center, shopping, grocery store, walking paths, restaurants, arena, swimming pool, and churches. The kitchen has many cupboards and a pantry and is open to the eating/dining area. The Deck outside has enough room for a table and leads to the back yard that includes a shed and parking behind the lot. Vaulted ceiling up to 10 ft. in the spacious living room. This home has not been smoked in. It is pet friendly and currently has some pets living in it. Would be an excellent starter home!