



GRASSROOTS
REALTY GROUP

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4635 49 Street
Sylvan Lake, Alberta

MLS # A2137635



\$279,900

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	834 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

Welcome to your next investment opportunity! This 2 bedroom, 1 bathroom home is situated on a 7,500 square foot double lot in the heart of Sylvan Lake. Inside there is an enclosed porch room that retains its charm from the 1950's & opens up into the living room with original hardwood floors. The kitchen is open with updated cupboards & laminate countertops. The bathroom was recently renovated in 2020 with new vinyl plank flooring & a new vanity. The main level is complete with 2 bedrooms. The basement has concrete floors with canning shelves for cold storage. Plus a small storage room perfect for additional space. The furnace was replaced in 2015.