



**4623 48 Street**  
**Sylvan Lake, Alberta**

**MLS # A2140088**



**\$370,000**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Shed, Green House

Welcome to this delightful 3-bedroom bungalow located in the heart of Sylvan Lake. Close proximity to shopping, restaurants, schools, and convenient access to Highway 11. This home sits on 0.26 acres, consisting of 3 total lots. It's perfect for investors interested in development or nature lovers who can appreciate a large yard, gardening, outdoor activities, or a fire on summer nights. Inside, step into the welcoming front foyer leading to a bright living room with updated windows flooding the space with natural light. Adjacent is a roomy kitchen boasting ample cabinetry and a cozy dining area overlooking the backyard's natural beauty. The house comprises 3 good sized bedrooms and a full bathroom with convenient in hall laundry. The basement is concrete, perfect for storage and additional space. Step out to the covered deck surrounded by mature trees, which offer privacy and tranquility. The backyard features a single detached heated garage with an RV parking pad, a shed, and a greenhouse for plant lovers, providing a country-like atmosphere within city limits. Home does need some TLC, but the possibilities are endless. Shingles were replaced about 8 years ago. Hot water tank is 1 year old. Sylvan has so much to offer, and so does this home! An incredible opportunity for an investment or a first time home owner. Add this one to your list!