



GRASSROOTS
REALTY GROUP

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4410 46 Street Close
Sylvan Lake, Alberta

MLS # A2182962



\$564,900

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Heated Ga		
Lot Size:	0.26 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Storage		

Inclusions: 2 Refrigerators, Stove, Dishwasher, Washer, Dryer, Central Vacuum & Attachments, Garage Door Opener, Shed, Fire Pit, Hot Tub (as is)

Acreage living in town! This home is on a huge 0.26-acre lot. With 1,217 square-foot this bi-level home in a quiet cul-de-sac offers the perfect blend of space, comfort, and convenience. Featuring four bedrooms and a bright, airy layout, this home showcases two gas fireplaces—one in the living room and one in the basement—along with durable vinyl plank flooring throughout. The updated kitchen boasts quartz countertops and a convenient wall pantry. The main level includes two bedrooms, including a spacious primary bedroom with a private 3-piece ensuite, as well as a 4-piece bathroom. Large windows fill the home with natural light, creating a welcoming atmosphere throughout. The fully developed basement provides additional living space, with a large family room, two bedrooms, and a 3-piece bathroom. Outside, the property features a spacious 24 X 32 two-car detached garage, concrete driveway, RV parking, and a fenced lot that offers plenty of space for vehicles and outdoor activities. The backyard is a private oasis with a fire pit, and a deck completed in 2023, perfect for entertaining. The landscaped lot is adorned with perennials and fruit trees, offering both beauty and practicality. There is a functioning licensed Airbnb in the basement which includes a refrigerator, microwave, cabinets, and a wet bar. Situated close to walking trails, parks, and schools, this home combines a prime location with thoughtful features, making it an ideal choice for families or anyone seeking a relaxed lifestyle in Sylvan Lake.