

# \$349,900 - 4628 45 Street, Sylvan Lake

MLS® #A2251592

**\$349,900**

4 Bedroom, 4.00 Bathroom, 1,226 sqft

Residential on 0.09 Acres

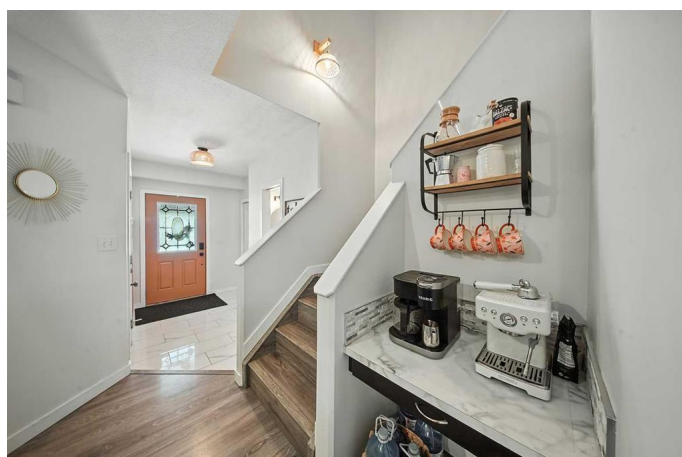
Palo, Sylvan Lake, Alberta

Stylish Sylvan Lake Living â€” 4 Bed, 4 Bath Gem Just Blocks from the Water! Step into this stunning two-storey home where trendy design meets everyday comfort. With 4 spacious bedrooms and 4 bathrooms, this property offers room to grow, entertain, and unwind. Inside, the open-concept layout is enhanced by chic finishes and thoughtful touches throughout, making every corner feel fresh and inviting. The primary suite offers a walk-in closet and 4 piece ensuite. 2 more bedrooms and a 4 piece bath on the upper floor. Enjoy the convenience of a single-car garage and a fully landscaped, fenced yardâ€”perfect for summer BBQs, pets, or simply soaking up the sun in privacy. The basement is complete with a large rec room for family nights, 4th bedroom, 2 piece bathroom and storage/ utility space. Located just a few blocks from the lake, this home offers the best of both worlds: stylish interiors and an unbeatable location. Donâ€™t miss your chance to own this beauty and fall in love with your next home!

Built in 2006

## Essential Information

MLS® #	A2251592
Price	\$349,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2



Half Baths	2
Square Footage	1,226
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4628 45 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1P1

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed August 27th, 2025

Zoning R2

## Listing Details

Listing Office Century 21 Maximum

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