

# \$349,900 - 4605 44 Street, Sylvan Lake

MLS® #A2254521

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.09 Acres

Palo, Sylvan Lake, Alberta

Discover an incredible opportunity to live at Sylvan Lake in this stunning four-bedroom, three-bathroom home that perfectly blends comfort and style. From the moment you step inside, youâ€™™ll be captivated by the open concept floor plan, a C-shaped kitchen, designed for functionality, the massive living room featuring large windows and vaulted ceilings that flood the space with an abundance of natural light. Enjoy the convenience of main floor laundry and an attached single garage, making day-to-day living effortless. The spacious basement offers two large bedrooms and a massive rec room, ideal for family fun or entertaining guests. A walk-through closet leads to a luxurious ensuite, creating a private retreat you'll love to unwind in. Fenced backyard allows plenty of space for fur babies or summer nights relaxing.

Built in 1998

## Essential Information

MLS® #	A2254521
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.09
Year Built	1998



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4605 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1W7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
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Days on Market	3
Zoning	R2

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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