



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4721 46 Street
Sylvan Lake, Alberta

MLS # A2297122



\$399,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,085 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, See R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This BEAUTIFUL UPDATED BI-LEVEL home sits on a generous lot in the heart of Sylvan Lake. A short stroll from the sandy beach, unique shops and a multitude of restaurants. Once inside you will appreciate the open concept floor plan and attractive updates. Luxury Vinyl Plank leads you throughout the hub of the home. Large windows allow for loads of natural light. Gorgeous glass light fixtures reflect the details of the textured ceilings. The kitchen features warm oak cabinetry and plenty of storage space. Dine inside or step thru the garden doors to enjoy the expansive patio. The backyard is fully fenced for the kids and pets to safely play. Mature trees offer additional privacy and shade. The main level includes a spacious primary suite with a pretty 2-piece powder room. Two additional bedrooms and an updated 4-piece bathroom complete the upper floor plan. The lower level lends itself to entertaining with it's oversized family room. A large bedroom and brand new 3-piece bathroom are perfect for company. Storage will never be an issue with 300 square feet to work with. Laundry is also found on this lower level. Additional upgrades include: fresh paint throughout, new flooring, and a renovation of all three bathrooms! An incredible investment for any buyer! Time is ticking, take a tour today!