



GRASSROOTS
REALTY GROUP

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4618 48 Street
Sylvan Lake, Alberta

MLS # A2313916



\$398,000

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Preserved Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Sauna, Sump Pump(s), Vinyl Windows		

Inclusions: Shed, sauna, pool table & accessories, bar fridge, fire table, raised garden beds, work benches, central vac in shed, terra cotta pots front yard, fire place downstairs,

Pride of ownership shines throughout this meticulously maintained home, lovingly cared for by the same owners since 1989. Situated on an oversized 7,500 sq. ft. lot on a quiet street, this property offers exceptional curb appeal, ample parking, and a long list of thoughtful updates and features. The beautifully landscaped yard is fully fenced and includes raised garden beds, rain barrels, RV parking with power, and an oversized powered shed complete with central vacuum for vehicle cleaning. Enjoy the outdoors from the comfort of the screened-in sunroom, an ideal space for relaxing or entertaining throughout the warmer months. Inside, the main floor features three bedrooms, a spacious living room, dining area, and a functional kitchen with updated cabinetry extending to the ceiling, providing abundant storage. A large pantry adds even more convenience, while the screened-in sunroom is easily accessed from the kitchen. The home is equipped with vinyl windows throughout, a water softener, reverse osmosis system, and central vacuum. The fully developed basement offers ground-level entry and an impressive amount of additional living space. The large recreation room features a dry bar, pool table, and electric fireplace, creating the perfect setting for family gatherings and entertaining. A versatile den/flex room houses a gorgeous, barely used sauna, while an additional bedroom, three-piece bathroom, laundry/utility room and extensive storage complete the lower level. Practical upgrades include shingles replaced in 2023, leaf guards installed on the eavestroughs, and a furnace replaced in 2006. The utility/laundry room is well-equipped with a sink and built-in workbench, ideal for hobbies, projects, and everyday functionality. Conveniently located close to the NexSource Centre, shopping, restaurants, the waterfront, parks, and numerous amenities, this

exceptional property combines comfort, functionality, and years of meticulous care. A rare opportunity to own a home that has been maintained to such a high standard.