



4727 44 Street
Sylvan Lake, Alberta

MLS # A2318198



\$369,900

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|------------------|---|---------------|-------------------|
| Division: | Palo | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 900 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect | | |

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|--------------------|--|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Storage, Sump Pump(s) | | |

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Sump Pump, New Sump Pump (2), Garage Door Openers (x2)

Dare To Compare! This charming and well maintained home is an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a revenue property. Numerous upgrades have been completed within the past five years, including new living room flooring (2026), a new countertop in the two piece bathroom (2026), chain link fencing (2021), replacement of the bathroom and hallway windows (2021), a new hot water tank (2023), central air conditioning (2023), a garage heater (2023), a new furnace (2025) and duct cleaning completed in 2025. A new sump pump will be included as a back up to the existing, fully functional sump pump system, providing added peace of mind for future owners. The upper level features two spacious bedrooms, both offering generous closet space. A third bedroom could easily be added on the lower level if desired. The main four piece bathroom is conveniently located on the upper floor near the bedrooms, while a two-piece bathroom serves the family room on the lower level. The kitchen is designed with functionality in mind, featuring oak cabinetry, ample counter space and storage - perfect for the chef in the family. Enjoy your morning coffee in the cozy breakfast nook, then unwind in the evening while taking in the beautiful sunsets from your living room. A valuable bonus is the four foot crawl space beneath the main level, providing extra additional storage. The oversized 20 x 28 garage is the perfect man cave or she-shed as it is heated and equipped with 220V power. Two man doors offer added convenience and easy access. Behind the garage you will find a storage shed and additional parking with space for a small RV or camper. Ideally located within walking distance to the beach and close to schools, public transit and shopping, this home offers comfort, convenience and exceptional value!