



GRASSROOTS
REALTY GROUP

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5, 4626 44 Street
Sylvan Lake, Alberta

MLS # A2318749



\$219,900

Division:	Palo		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	518 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: Refrigerator, Stove, Dishwasher, Washer & Dryer, window coverings

Welcome to this fully developed bi-level townhouse condo has been freshly painted, featuring a functional and comfortable layout with the main living spaces on the upper level and two bedrooms below offering more than 1000 sqft of space. The bright and inviting living room features a large patio door that fills the space with natural light and provides access to the west-facing balcony. The kitchen offers ample counter space and plenty of cabinetry for storage, while the adjoining dining area provides a cozy setting for everyday meals. Completing the main floor is a convenient 2-piece bathroom and in-suite laundry area. The lower level features two bedrooms, a full bathroom, a utility room, and storage space. Situated on a quiet street, this home is just minutes from beautiful Sylvan Lake and its many amenities, including local restaurants, boutique shopping, schools, playgrounds, and scenic walking trails. Designed for easy living, the condo fees cover common area maintenance, water, sewer, snow removal, and garbage collection, giving you more time to enjoy the lifestyle Sylvan Lake has to offer. Whether you're a first-time home buyer, downsizer, or investor, this property has great potential.