



GRASSROOTS
REALTY GROUP

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4707 44 Street
Sylvan Lake, Alberta

MLS # A2322888



\$349,900

Division:	Central Core		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Fridge, Gas Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Central Vacuum + Attachments, Fridge in Basement

Welcome to this 3 bedroom, 2 bathroom 2-storey home located in a family-friendly neighbourhood close to schools, parks, playgrounds, and shopping in Sylvan Lake. The covered front veranda leads into a spacious tiled entryway. The bright living room features laminate flooring and a large west-facing bay window that fills the space with natural light. The kitchen offers heated ceramic tile flooring, an upgraded granite composite sink, stainless steel smart appliances, a gas stove, and raised breakfast bar. Upstairs you'll find 3 bedrooms, including a spacious primary bedroom with a 3-piece ensuite and plenty of room for a king-sized bed and additional furniture. Two additional bedrooms and a 4-piece bathroom complete the upper level. The partially finished basement provides room to grow with space for a future family room and is roughed in for an additional bathroom. The laundry room is thoughtfully designed with a folding counter, tile backsplash, under-cabinet lighting, and sink. Outside, enjoy the fully fenced and landscaped backyard with mature trees, rear alley access, ample off street parking, and future garage potential. Whether you're a first-time buyer, young family, or investor, this home offers a functional layout, great location, and excellent value.