



**GRASSROOTS**  
REALTY GROUP

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4412 45 Avenue  
Sylvan Lake, Alberta

MLS # A2327312



**\$459,900**

|             |                                                               |            |                                              |
|-------------|---------------------------------------------------------------|------------|----------------------------------------------|
| Division:   | Palo                                                          |            |                                              |
| Type:       | Residential/House                                             |            |                                              |
| Style:      | Bungalow                                                      |            |                                              |
| Size:       | 1,087 sq.ft.                                                  | Age:       | 1978 (48 yrs old)                            |
| Beds:       | 4                                                             | Baths:     | 2                                            |
| Garage:     | Additional Parking, Alley Access, Single Garage Detached      |            |                                              |
| Lot Size:   | 0.14 Acre                                                     |            |                                              |
| Lot Feat:   | Back Lane, Back Yard, Beach, Fruit Trees/Shrub(s), Landscaped |            |                                              |
| Heating:    | Forced Air, Natural Gas                                       | Water:     | Public                                       |
| Floors:     | Carpet, Tile, Vinyl Plank                                     | Sewer:     | Public Sewer                                 |
| Roof:       | Asphalt Shingle                                               | Condo Fee: | -                                            |
| Basement:   | Full                                                          | LLD:       | -                                            |
| Exterior:   | Vinyl Siding, Wood Frame                                      | Zoning:    | R1                                           |
| Foundation: | Poured Concrete                                               | Utilities: | Electricity Connected, Natural Gas Connected |

**Features:** Open Floorplan, Pantry, Storage, Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS, GARAGE DOOR OPENER

FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM BUNGALOW ~ SUNNY SOUTH FACING BACKYARD ~ DETACHED GARAGE & REAR PARKING PAD ~ Pride of ownership is evident in this well cared for, updated home ~ Mature landscaping with tiered garden beds creates eye catching curb appeal ~ Open concept main floor layout complemented by vinyl plank flooring ~ The living room features a large picture window that overlooks the front yard and allows for natural light to fill the space ~ Formal dining room just off the living room has a chandelier and French doors that lead to the deck and backyard ~ The updated kitchen offers an abundance of stylish two toned cabinets, ample stone counter space, full tile backsplash, large window above the sink, corner pantry and opens to an eat-in dining space ~ The spacious primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture ~ 4 piece main bathroom ~ Second main floor bedroom is also a generous size with ample closet space ~ The fully finished basement offers a huge family room, 2 large bedrooms, an oversized 3 piece bathroom with a walk-in shower and linen closet, laundry and ample space for storage ~ The sunny south facing backyard is fully fenced with back alley access, has mature landscaping, tons of grassy yard space and a fire pit ~ 30' L x 16" W detached garage plus a large parking pad ~ Excellent location, close to multiple schools, parks, walking trails and shopping with easy access to all other amenities