



GRASSROOTS
REALTY GROUP

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4719 46 Avenue
Sylvan Lake, Alberta

MLS # A2328135



\$469,000

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Existing appliance and window coverings (as is)

Fantastic opportunity to own a move in ready home in the heart of Sylvan Lake. Situated on a large corner lot in the desirable Palo neighborhood, this fully finished bungalow offers the perfect blend of location, privacy, and value. Within walking distance to schools, shopping, parks, and the beach, this home is ideal for families, first time buyers, or anyone looking to enjoy all that Sylvan Lake has to offer. Step inside to find a bright and inviting main floor featuring updated flooring, fresh paint and large windows that fill the home with natural light. The spacious country style kitchen offers an abundance of cabinetry, a functional island with butcher block, and opens to the dining and living areas, creating a great space for everyday living and entertaining. Gather around the cozy wood-burning fireplace on cooler evenings or enjoy the comfort of central air conditioning during the warmer months. The main floor features three bedrooms, including a spacious primary bedroom, along with a beautifully updated 4-piece bathroom. The fully finished basement adds exceptional living space with a large family room, a fourth bedroom, an updated three piece bathroom, plenty of storage, and flexibility for guests, a home office, or growing families. Outside, you'll love the oversized, fully fenced yard with mature trees that provide exceptional privacy. Enjoy your morning coffee or evening visits on the welcoming front deck, host family and friends on the spacious backyard deck, gather around the fire pit, or take advantage of the RV parking and double garage. Recent updates over the years include the furnace (Approx. 2022), hot water tank (approx. 2024), central air conditioning (approx. 2022), and some Paint & some flooring (2026).