



GRASSROOTS
REALTY GROUP

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3, 4406 46 Avenue
Sylvan Lake, Alberta

MLS # A2331112



\$249,000

Division:	Palo		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,217 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Central, In Floor	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Other, Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage		

Inclusions:	N/A
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Welcome to this beautiful 3 bedroom townhouse with FENCED yard, TWO parking spots directly in front, and with several updates in recent years. This move-in ready home features high ceilings throughout the main floor, with an expansive kitchen and elegant living room, both of which receive an abundance of natural light as well as a half bathroom and laundry for convenience. The main floor has had the following updates in recent years: new kitchen sink, new half bathroom sink and vanity, new vinyl plank flooring, paint, and new countertops. Step outside the backdoor to your private fenced in yard (best part is the condo board cuts your grass!). This home also has in-floor heating throughout the main floor! Upstairs provides the 3 bedrooms, including the primary bedroom with 2 pc ensuite bath + walk in closet. The 4pc full bathroom completes the upstairs making this a perfect home for a growing family, roommates, or a cash flowing rental property. Located in a small well-run complex, this condo provides so much convenience and at a price point that's hard to beat. Let the condo deal with your exterior maintenance and grass cutting while you get to enjoy your home and your private fenced yard.