



GRASSROOTS
REALTY GROUP

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4112 45 Avenue
Sylvan Lake, Alberta

MLS # A2332284



\$669,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Off Street, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds		

ABSOLUTELY RARE FIND! STUNNING 5 BED/3 BATH, TRIPLE GARAGE, FULLY FINISHED BUNGALOW SHOWING A 10 OUT OF 10. This beautiful home is in a great location, short walk to multiple schools. This 1284 sqft plus fully finished basement, shows beautifully with every area built with the highest quality! The main level boasts a large foyer, fantastic open designed living room and dining room, 2 bedrooms including a large master bedroom with 3 piece ensuite and walk in closet, full 4 piece second bathroom, large windows for tons of natural light, and hardwood/tile flooring with quartz counter tops throughout. The stunning kitchen has loads of custom cabinets, quartz counter tops, tiled backsplash, stainless steel appliances, and a large pantry. The island with eat up bar allows for tons of counter top space and overlooks a large dining room and living room with electric fireplace. Main floor laundry with sink. The fully finished basement has a spacious family room, full bathroom with quartz counter tops, 3 very nice sized bedrooms, and extra storage. In-floor head is fully operational, water softener, and hot water on demand. The stunning south facing backyard has a maintenance free deck that looks onto the fully fenced and landscaped backyard, partially covered by a pergola, beautifully landscaped, full curbing, maintenance free rubber mulch, natural gas line to BBQ, and custom concrete pad....all backing onto greenspace! The attached triple garage is heated and finished perfect for all your toys. Very nice curb appeal including permanent holiday lights & front porch. Excellent location, close to green space, all amenities, both main highways, and town walking paths.