



GRASSROOTS
REALTY GROUP

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5115 48 Avenue
Sylvan Lake, Alberta

MLS # A2336822



\$469,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: 2-Electric Stoves, 2 Refrigerators, 1 Hood Fan, 1 Microwave, 1 Dishwasher, 1 Washer, 1 Dryer

Welcome to this well-maintained property in one of Sylvan Lake's most convenient locations! Situated on a quiet street just minutes from downtown and the popular Sylvan Lake boardwalk, you'll be close to restaurants, shopping, the lake and all the amenities this vibrant community has to offer. The home offers a versatile layout with generous living space throughout. The main level features a functional kitchen and dining area overlooking the large backyard, a spacious living room, two bedrooms, a full bathroom and a versatile office/flex room. The lower level provides additional living space with a full kitchen, living room, two bedrooms and a full bathroom, along with a separate laundry room conveniently located off the shared entrance. Outside, you'll appreciate two separately fenced yard areas, offering privacy and flexibility for a variety of needs. The rear yard also features a 16' x 24' powered garage, providing excellent space for parking, storage, hobbies or a workshop. With a flexible layout, generous living space, two fenced yard areas, a powered garage and an excellent location close to the lake and downtown, this property offers a great opportunity for buyers seeking a versatile home with plenty of space and functionality.