



GRASSROOTS
REALTY GROUP

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4412 45 Avenue
Sylvan Lake, Alberta

MLS # A2340078



\$399,900

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:	Well
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