



GRASSROOTS
REALTY GROUP

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5015 48 Avenue
Sylvan Lake, Alberta

MLS # A2340860



\$319,900

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	606 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Shed

NO CONDO FEES! LESS THAN A 5-MINUTE WALK TO THE BEACH! This renovated bi-level townhome is located in a 4-plex and offers 3 bedrooms and 1.5 bathrooms. The bright, open main floor features light-coloured finishes throughout and an inviting kitchen with quartz countertops, pantry, stainless steel fridge, stove and over-the-range microwave. The kitchen also has updated sinks, taps, lighting, plugs and switches. The lower level provides three bedrooms and a 2-piece bathroom, offering a practical layout for everyday living. The home has seen numerous improvements, including new windows, water lines, paint and flooring in 2023, plus a 2019 hot water tank. There is no Poly-B plumbing. Step outside to the deck overlooking the backyard, offering a great spot to relax or enjoy the outdoors. The backyard also includes a shed, while the rear of the property offers two off-street parking spaces. A great location close to the beach and many of Sylvan Lake's amenities.