



GRASSROOTS
REALTY GROUP

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5, 4626 44 Street
Sylvan Lake, Alberta

MLS # A2348587



\$189,900

Division:	Palo		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	546 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hoodfan, Washer, Dryer, All Window Coverings

Welcome to this bright and inviting two bedroom two bathroom bi-level townhouse in Sylvan Lake offering 1037sq feet of total living space! Thoughtfully designed and well cared for, this home offers a functional layout perfect for first-time buyers, downsizers, or investors. The main floor features an open concept living space with fresh paint throughout and a cozy living room with soft carpeting and patio doors which lead to the west exposed balcony ideal for morning coffee or evening relaxation. The crisp white kitchen offers plenty of storage, counter space and a window above the sink. The convenient main floor laundry room with the two piece bathroom adds everyday practicality. Downstairs, you'll find two comfortable bedrooms including a spacious primary suite plus a full four piece bathroom and additional storage. The hot water tank was recently replaced for additional peace of mind. The exterior of the home is finished with durable stucco and asphalt shingles, offering great curb appeal. The monthly condo fee of \$425 per month includes garbage, sewer, water, reserve fund contributions and exterior maintenance. One parking stall is included and there is additional visitor parking as well. This is a great opportunity if you are looking for a low maintenance lifestyle with close proximity to amenities and the vibrant downtown scene.