



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4743 47 Street
Sylvan Lake, Alberta

MLS # A2348738



\$425,000

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,420 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Jetted Tub, No Smoking Home, See Remarks, Soaking Tub, Storage		

Inclusions: none

PRIDE OF OWNERSHIP IN THE HEART OF SYLVAN LAKE! Welcome to this spectacular 4-bedroom bi-level home with over 1,400 sq. ft. of above-grade living space, ideally located in the heart of Sylvan Lake and close to shopping, schools, parks, and all the amenities you need. Proudly cared for by only its second owner, this home truly showcases pride of ownership throughout. Step inside to a bright and welcoming foyer/sunroom, with access to the deck and a staircase leading to the spacious upper-level living room. Upstairs features three bedrooms, including a generously sized primary bedroom with a convenient 2-piece ensuite. The updated kitchen and dining area are perfect for everyday living and entertaining, with direct access to the nicely sized deck overlooking the beautiful yard. The lower level offers an abundance of living space, featuring a large family room with a cozy gas fireplace, recreation/craft or sewing room, laundry room, 4-piece bathroom, office, and two additional spacious rooms, including an enormous bedroom with a walk-in closet spanning nearly the entire room. With five bedrooms in total, there is plenty of room for a growing family, guests, hobbies, or a home office. Storage is exceptional throughout the home, giving you plenty of space to keep everything organized. Outside, enjoy a beautifully landscaped yard featuring fruit trees, mature perennials, back-alley access, and an impressive 23 x 25' detached garage. A rare opportunity to own a spacious, meticulously cared-for 5-bedroom home with over 1,400 sq. ft. above grade, a cozy gas fireplace, exceptional storage, a large detached garage, and all the benefits of a fantastic central Sylvan Lake location.