



GRASSROOTS
REALTY GROUP

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4639 48 Street
Sylvan Lake, Alberta

MLS # A2349264



\$659,900

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	2,009 sq.ft.	Age:	1977 (49 yrs old)
Beds:	7	Baths:	4
Garage:	Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: 4 Fridges, 4 Stoves, 1 Commercial Washer, 1 Commercial Dryer, Window Coverings except those that belong to tenants, Shed.

4-Plex in the Heart of Sylvan Lake sitting on 3 lots!!! Amazing Investment Opportunity 3 - 2 Bedroom Units that are 931 square feet, 909 square feet and 861 Square feet plus a 1 bedroom lower level unit which is 642 square feet! All Units are in very good condition with newer kitchens and appliances and all have in unit storage! Front and Back Entrances, a ton of parking, Laundry Room with 1 Commercial Washer and Dryer, additional storage area, which could convert the 1 Bedroom lower level unit to a 2 bedroom unit. Roof is 30 Year Architectural Shingles which are believed to be 15 years old. HWT was replaced last year! Balconies were just rebuilt and painted, Front and Back Entrances have new Vinyl Plank Flooring, New Paint in Back Entrance. Excellent Investment Opportunity!