



GRASSROOTS
REALTY GROUP

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5119 48 Avenue
Sylvan Lake, Alberta

MLS # A2349407



\$394,900

Division:	Downtown		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: greenhouse and raised garden beds in the greenhouse

Enjoy convenient main-floor living in this very bright three-bedroom, two-bathroom home featuring vaulted ceilings, new laminate flooring, and fresh paint. Excellent curb appeal with a flag stone walkway to the front steps. Additional parking pad on the side of the property. The kitchen includes a beautiful gas range and an externally vented range hood. A spacious family room with a gas fireplace offers a comfortable place to gather. The south-facing backyard features a large deck for relaxing or entertaining, along with a greenhouse and raised garden beds for your gardening projects. The large heated triple detached garage provides plenty of space for vehicles, storage, and hobbies, with RV parking available as well. Located in an excellent area, close to schools, parks, shopping, and downtown, and just minutes from the beach.