



GRASSROOTS
REALTY GROUP

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4732 43 Street
Sylvan Lake, Alberta

MLS # A2350063



\$259,900

Division:	Palo		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Walk-In Closet(s)		

Inclusions: NA

NO CONDO FEES! If you are looking for a home and you have the ability to put in some work to make it your own, this 3 bedroom, 2 bathroom townhouse in Palo could be for you! Located across the street from CP Blakely Elementary School, the Community Center, Skatepark, ball diamonds and playground, this spacious end-unit has a ton of value and is looking for new owners to give it a fluff n' puff! The main floor features a cozy gas fireplace in the living room, a large kitchen and 2 piece bathroom, while the upstairs boasts a good sized primary with large walk-in closet, a 4 piece bathroom which hosts the laundry area as well, and 2 more bedrooms. The lower level is partially finished and adds extra space for an office, gym area, or living space. Out back there is a SINGLE GARAGE to store the toys in, and a fenced yard (fence new in 2025), a great spot for the kids to play or to enjoy an evening fire with friends and family. Recent updates include: Newer shingles, new light fixtures, some new flooring and new appliances are on the way! This property is also located just a short walk to Lakeshore Drive, Sylvan Lake main beach, many restaurants, the NexSource Center, and the Sylvan Lake Community Health Center too! Dont miss out on this opportunity in a fantastic location!