



GRASSROOTS
REALTY GROUP

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4412 45 Avenue
Sylvan Lake, Alberta

MLS # A2350207



\$389,900

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: n/a

GREAT VALUE! 4-BED, 2-BATH BUNGALOW STEPS FROM THE PARK Stop renting and build equity in this move-in-ready, fully developed bungalow. The bright, open-concept main floor features durable vinyl plank flooring, a sunlit living room, and a formal dining area with French doors to the back deck. The updated kitchen offers practical two-tone cabinets, plenty of counter space, a corner pantry, and an eat-in breakfast space. A king-sized primary bedroom, secondary bedroom, and clean 4-piece bath complete the main level. The fully finished basement doubles your living space with a large family room, two good sized bedrooms, a 3-piece bathroom with a walk-in shower, and dedicated storage. Enjoy the sunny, fully fenced, south-facing backyard complete with a cozy fire pit. Best of all, a beautiful park sits across the back alley, offering instant access to green space. Includes an oversized 30'x16' detached garage and an extra parking pad. Unbeatable value in an excellent location close to schools, trails, and all amenities