



GRASSROOTS
REALTY GROUP

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4534 46 Street
Sylvan Lake, Alberta

MLS # A2352207

\$449,900

Division:	Central Core		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,070 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, Rect		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener, Microwave

Completely renovated in 2021 and situated on a spacious 7,500 sq. ft. lot in Central Sylvan Lake, this 4-bedroom, 3-bathroom bi-level offers a modern feel in an established, central location. The extensive renovations have transformed the home, creating a fresh, updated interior with a modern finish throughout. The main floor features a functional open layout with comfortable living spaces, while the primary bedroom benefits from its own private ensuite. Downstairs, the fully developed basement provides plenty of room to spread out, bringing the home's total developed area to over 2,000 sq. ft. The improvements extend well beyond the interior, with new siding, a new roof, furnace, hot water tank, and the addition of a water softener, all completed as part of the 2021 renovations. Outside, the generous 7,500 sq. ft. lot provides plenty of room to enjoy the outdoors, with a covered upper deck and a second deck below offering two distinct spaces to relax or entertain. A double detached garage with alley access completes the property. Located in the heart of Sylvan Lake, this home is close to schools, shopping, and everyday amenities, with Lakeshore Drive just a 10-minute walk away. With extensive updates already completed, a large lot, and a central location, this property brings together the benefits of a modernized home and an established neighbourhood.