

\$299,900 - 4417b 47a Avenue, Sylvan Lake

MLS® #A2236989

\$299,900

6 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

New Flooring and paint - The possibilities are endless with this 6 bedroom, 2 bath duplex with large fenced yard. Big bright windows in this open home with a front balcony and rear deck! The well appointed kitchen (open to the living & dining rooms) has ample cabinets and counter space with a pantry and storage closet. Located in the heart of Town and great walkability to schools, playgrounds, downtown, beach and shopping. Good value and a great affordable home for a larger family!

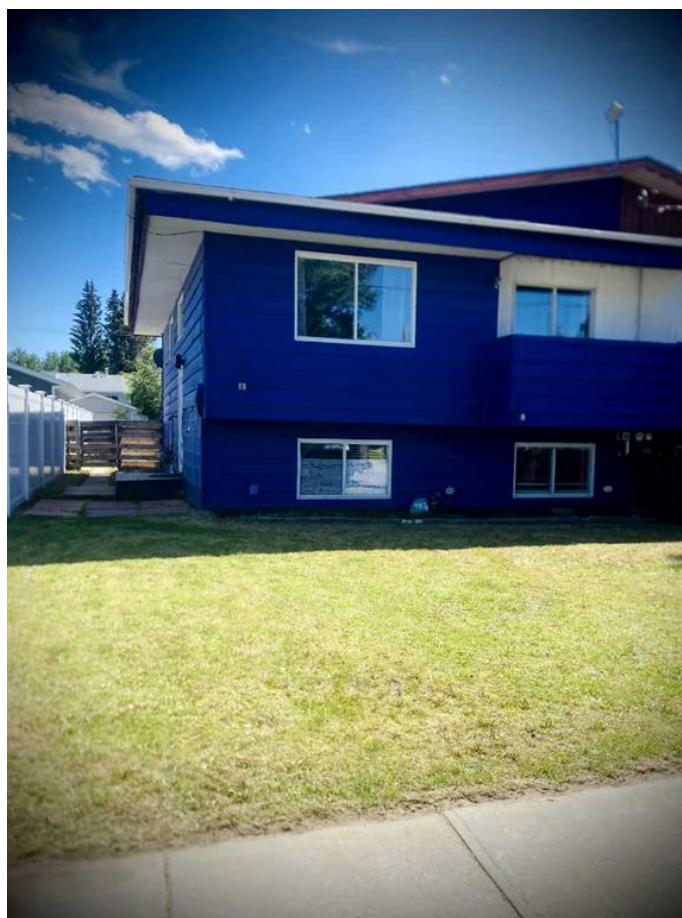
Built in 1984

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2236989 |
| Price | \$299,900 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 989 |
| Acres | 0.10 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4417b 47a Avenue |
| Subdivision | Downtown |



| | |
|-------------|-----------------|
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1N4 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Shingle Siding, Wood Frame, Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 9 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.