

# \$349,900 - 4628 45 Street, Sylvan Lake

MLS® #A2251592

**\$349,900**

4 Bedroom, 4.00 Bathroom, 1,226 sqft

Residential on 0.09 Acres

Palo, Sylvan Lake, Alberta

Stylish Sylvan Lake Living – 4 Bed, 4 Bath Gem Just Blocks from the Water! Step into this stunning two-storey home where trendy design meets everyday comfort. With 4 spacious bedrooms and 4 bathrooms, this property offers room to grow, entertain, and unwind. Inside, the open-concept layout is enhanced by chic finishes and thoughtful touches throughout, making every corner feel fresh and inviting. The primary suite offers a walk-in closet and 4 piece ensuite. 2 more bedrooms and a 4 piece bath on the upper floor. Enjoy the convenience of a single-car garage and a fully landscaped, fenced yard—perfect for summer BBQs, pets, or simply soaking up the sun in privacy. The basement is complete with a large rec room for family nights, 4th bedroom, 2 piece bathroom and storage/ utility space. Located just a few blocks from the lake, this home offers the best of both worlds: stylish interiors and an unbeatable location. Don't miss your chance to own this beauty and fall in love with your next home!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251592  |
| Price      | \$349,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,226                  |
| Acres          | 0.09                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4628 45 Street  |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S1P1          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Built-in Features                                           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding                                                                               |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 16                |
| Zoning         | R2                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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