

# \$290,000 - 4406b 49 Avenue, Sylvan Lake

MLS® #A2198135

**\$290,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.09 Acres

Palo, Sylvan Lake, Alberta

Nestled among the trees on a spacious corner lot, this fantastic starter home or revenue property offers a perfect blend of location, space, and potential. Just a short walk to the lake, shops, restaurants, medical centers, schools, and parks; convenience is at your doorstep.

Step inside to find a bright, open-concept main floor with three bedrooms, creating a warm and inviting space. Downstairs, the basement features a newer 3-piece bathroom and a versatile multi-purpose room—ideal as a home gym, chill space, or hobby room. An additional room awaits your finishing touches.

Outside, the oversized yard is perfect for entertaining, featuring two decks—whether you're enjoying your morning coffee or unwinding with breathtaking evening sunsets. The property also includes two sheds, one large enough for ATV parking and ample parking space.

This is a must-see for anyone looking for a home with character, potential, and a prime location. Don't miss your chance—schedule your showing today!

Built in 1978

## Essential Information



MLS® #	A2198135
Price	\$290,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4406b 49 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1L9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 1st, 2025
Days on Market	12
Zoning	R2

## **Listing Details**

Listing Office           Coldwell Banker Ontrack Realty

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