

2, 4622 44 Street
Sylvan Lake, Alberta

MLS # A2208952



\$209,900

Division:	Palo		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	999 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Make-up Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer

This home offers a great open concept layout on the main floor with the kitchen, dining, living room, and 2-piece bathroom. The kitchen has a decent size island with a sink, there is a gas fireplace in the living room and a patio door with access to the deck. The basement has the primary & second bedroom, there is a 4-piece bathroom and laundry as well. The home has a in-floor heating system as well as an HRV. Centrally located in the town of Sylvan Lake, it is only a short walk to shopping, parks, schools, and the beach. Close to all amenities with easy highway access for any commuting!