

28 45 Street Crescent
Sylvan Lake, Alberta

MLS # A2212280



\$289,900

Division:	Palo		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	976 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: None

Welcome to 28 45 Street Crescent – a charming half duplex located in a quiet, family-friendly crescent in the heart of Sylvan Lake. This home offers the perfect blend of comfort, functionality, and location, making it ideal for first-time buyers, young families, or savvy investors. Step inside to a bright and welcoming main floor, featuring a spacious living room with a large picture window that floods the space with natural light. The open-concept layout flows effortlessly into the updated kitchen, which boasts a generous island, ample cabinetry, and newer appliances including a fridge, stove, dishwasher, microwave, washer and dryer. The main level hosts three well-sized bedrooms – perfect for children, guests, or a home office – along with stylish laminate flooring in select areas that adds a modern touch. Downstairs, you’ll find a fully finished basement complete with a large fourth bedroom with a brand-new egress window, a large family room, a 4-piece bathroom, and abundant storage space. Enjoy warm evenings in the fully fenced backyard that backs onto the scenic walking and biking path – a tranquil retreat with no rear neighbors. With schools, parks, and everyday amenities just minutes away, this move-in ready home checks all the boxes. Don’t miss your chance to own a fantastic property in one of Sylvan Lake’s most desirable neighborhoods!