

# \$209,900 - 2, 4622 44 Street, Sylvan Lake

MLS® #A2208952

## \$209,900

2 Bedroom, 2.00 Bathroom, 999 sqft  
Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

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!

Built in 2000

### Essential Information

MLS® #	A2208952
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	999
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active



## Community Information

Address	2, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

## Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street, Stall

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas, Make-up Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	13
Zoning	R3

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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