

# \$139,900 - 203, 4722 44 Street, Sylvan Lake

MLS® #A2219357

**\$139,900**

2 Bedroom, 1.00 Bathroom, 766 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

Live the lake lifestyle without the hefty price tag! This beautifully maintained 2-bedroom condo is located just an 8-minute walk to Sylvan Lake's sandy shores and steps from the Community Centre, schools, shopping, and the Sylvan Lake Multi-Plex. Extensively renovated around 2009, the unit features updated windows, cabinetry, flooring, bathroom finishes, and upgraded lighting throughout—creating a clean, modern look with timeless appeal. Enjoy newer carpet and a spacious west-facing living room with patio doors that open to a sunny balcony, perfect for relaxing in the evening sun. Bonus to have an in-suite wash machine as only a few units in the building offer this convenience! There's also a shared coin laundry area conveniently located near this unit and the entrance on this West side allows for easy access & less travel to & from the parking lot on those wintery days. Whether you're looking for a low-maintenance living, a great first home or a smart investment in one of Alberta's most popular lake towns, this condo checks all the boxes—style, location, and affordability.

Built in 1978

## Essential Information

MLS® # A2219357

Price \$139,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 766               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203, 4722 44 Street |
| Subdivision | Palo                |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 1G4             |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Coin Laundry, Laundry, Parking, Visitor Parking |
| Parking Spaces | 1                                               |
| Parking        | Parking Lot, Paved, Plug-In, Stall              |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home           |
| Appliances        | See Remarks                               |
| Heating           | Baseboard, Boiler, Hot Water, Natural Gas |
| Cooling           | None                                      |
| # of Stories      | 3                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Asphalt Shingle         |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |

Zoning

R2

Listing Details

Listing Office

Greater Property Group

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