

# \$975,000 - 4411 48 Avenue, Sylvan Lake

MLS® #A2221969

**\$975,000**

0 Bedroom, 0.00 Bathroom, 2,615 sqft

Multi-Family on 0.00 Acres

Palo, Sylvan Lake, Alberta

This well-maintained multi-family property is located in the heart of downtown Sylvan Lake, just three blocks from the lake and within walking distance to coffee shops, restaurants, shopping, playgrounds, and other amenities. A rare investment opportunity in a growing, vibrant community, this building comes with six fully rented units, making it an ideal income-generating property. Each bi-level unit offers its own private entrance, providing privacy and convenience for tenants. The lower level features two bedrooms and a 4-piece bathroom, while the upper level includes the kitchen, living room, and in-suite laundry. All units are equipped with a refrigerator, stove, washer, and dryer, and two of the rear units also include dishwashers. Flooring consists of a mix of tile and vinyl plank, with some units featuring carpeted areas for added comfort. Each unit has its own dedicated hot water tank and furnace, and separately metered gas and electricity allowing for individual control of heating and utilities. The property also includes a gravel parking lot with 12 parking spaces, offering ample off-street parking for residents and guests. The shingles were replaced 5 years ago. Gross revenue is currently \$8000.

This is a great opportunity for investors looking to acquire a well-located, income-generating property in the desirable lakeside community of Sylvan Lake.

Built in 1993



## Essential Information

MLS® #	A2221969
Price	\$975,000
Bathrooms	0.00
Square Footage	2,615
Acres	0.00
Year Built	1993
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

## Community Information

Address	4411 48 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N8

## Amenities

Parking Spaces	12
Parking	Other

## Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

## Exterior

Roof	Asphalt Shingle
Foundation	Wood

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	R2

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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