

# \$349,900 - 4605 44 Street, Sylvan Lake

MLS® #A2254521

## \$349,900

3 Bedroom, 3.00 Bathroom, 1,180 sqft  
Residential on 0.09 Acres

Palo, Sylvan Lake, Alberta

Discover an incredible opportunity to live at Sylvan Lake in this stunning four-bedroom, three-bathroom home that perfectly blends comfort and style. From the moment you step inside, youâ€™ll be captivated by the open concept floor plan, a C-shaped kitchen, designed for functionality, the massive living room featuring large windows and vaulted ceilings that flood the space with an abundance of natural light. Enjoy the convenience of main floor laundry and an attached single garage, making day-to-day living effortless. The spacious basement offers two large bedrooms and a massive rec room, ideal for family fun or entertaining guests. A walk-through closet leads to a luxurious ensuite, creating a private retreat you'll love to unwind in. Fenced backyard allows plenty of space for fur babies or summer nights relaxing.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254521  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,180     |
| Acres          | 0.09      |
| Year Built     | 1998      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4605 44 Street  |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1W7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Pantry, Storage                 |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Mixed                                                                    |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 8  |
| Zoning         | R2 |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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