

# \$564,900 - 4410 46 Streetclose, Sylvan Lake

MLS® #A2182962

**\$564,900**

4 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.26 Acres

Palo, Sylvan Lake, Alberta

Acreage living in town! This home is on a huge 0.26-acre lot. With 1,217 square-foot this bi-level home in a quiet cul-de-sac offers the perfect blend of space, comfort, and convenience. Featuring four bedrooms and a bright, airy layout, this home showcases two gas fireplaces—one in the living room and one in the basement—along with durable vinyl plank flooring throughout. The updated kitchen boasts quartz countertops and a convenient wall pantry. The main level includes two bedrooms, including a spacious primary bedroom with a private 3-piece ensuite, as well as a 4-piece bathroom. Large windows fill the home with natural light, creating a welcoming atmosphere throughout. The fully developed basement provides additional living space, with a large family room, two bedrooms, and a 3-piece bathroom. Outside, the property features a spacious 24 X 32 two-car detached garage, concrete driveway, RV parking, and a fenced lot that offers plenty of space for vehicles and outdoor activities. The backyard is a private oasis with a fire pit, and a deck completed in 2023, perfect for entertaining. The landscaped lot is adorned with perennials and fruit trees, offering both beauty and practicality. There is a functioning licensed Airbnb in the basement which includes a refrigerator, microwave, cabinets, and a wet bar. Situated close to walking trails, parks, and schools, this home combines a prime location with thoughtful features, making it an ideal choice for families



or anyone seeking a relaxed lifestyle in Sylvan Lake.

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2182962    |
| Price          | \$564,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,218       |
| Acres          | 0.26        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4410 46 Streetclose |
| Subdivision | Palo                |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 1K6             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 7  |
| Parking        | Additional Parking, Double Garage Detached, Heated Garage, Concrete Driveway |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Storage                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |  |
|-----------------|--|
| # of Fireplaces | 2  |
| Fireplaces      | Family Room, Gas, Basement, Brick Facing |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full                           |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Cul-De-Sac, Landscaped, Wooded, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 87                 |
| Zoning         | R1                 |

## Listing Details

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

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