

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

MLS® #A2182962

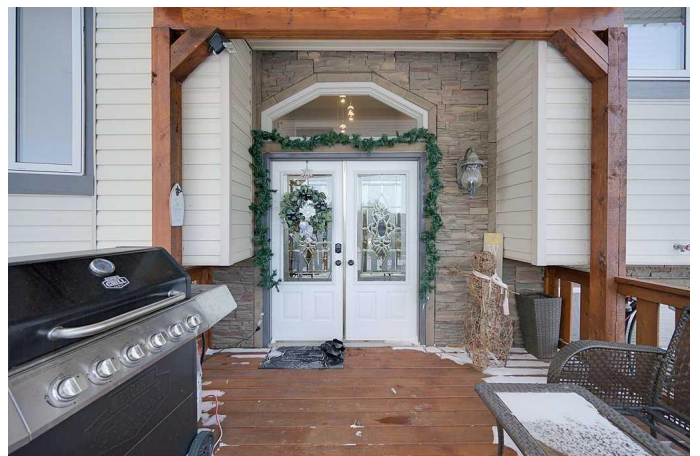
**\$564,900**

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	100
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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