

# \$289,900 - 28 45 Street Crescent, Sylvan Lake

MLS® #A2212280

**\$289,900**

4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.08 Acres

Palo, Sylvan Lake, Alberta

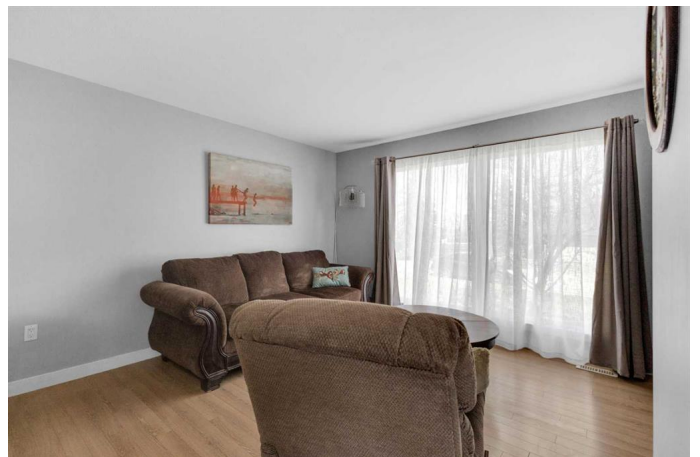
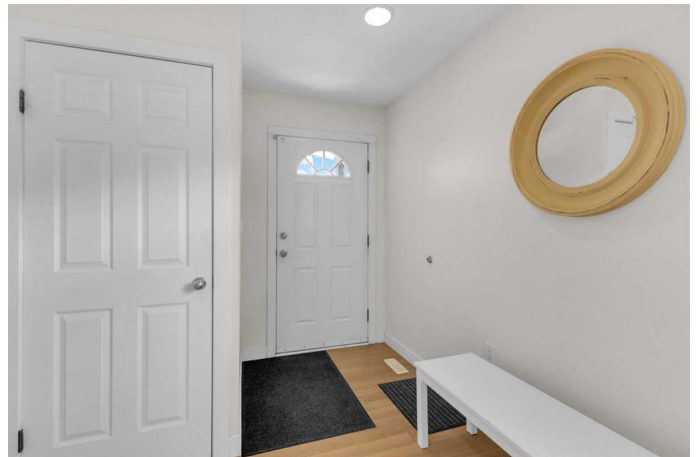
Welcome to 28 45 Street Crescent â€” a charming half duplex located in a quiet, family-friendly crescent in the heart of Sylvan Lake. This home offers the perfect blend of comfort, functionality, and location, making it ideal for first-time buyers, young families, or savvy investors.

Step inside to a bright and welcoming main floor, featuring a spacious living room with a large picture window that floods the space with natural light. The open-concept layout flows effortlessly into the updated kitchen, which boasts a generous island, ample cabinetry, and newer appliances including a fridge, stove, dishwasher, microwave, washer and dryer.

The main level hosts three well-sized bedrooms â€” perfect for children, guests, or a home office â€” along with stylish laminate flooring in select areas that adds a modern touch. Downstairs, youâ€™ll find a fully finished basement complete with a large fourth bedroom with a brand-new egress window, a large family room, a 4-piece bathroom, and abundant storage space.

Enjoy warm evenings in the fully fenced backyard that backs onto the scenic walking and biking path â€” a tranquil retreat with no rear neighbors.

With schools, parks, and everyday amenities just minutes away, this move-in ready home checks all the boxes. Donâ€™t miss your chance to own a fantastic property in one of Sylvan Lakeâ€™s most desirable



neighborhoods!

Built in 1978

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212280               |
| Price          | \$289,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 976                    |
| Acres          | 0.08                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 28 45 Street Crescent |
| Subdivision | Palo                  |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1K7               |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Storage           |
| Lot Description   | Back Lane, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 15               |
| Zoning         | R2               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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