$225,000 - 1, 4622 44 Street, Sylvan Lake

MLS® #A2229423

$225,000
2 Bedroom, 2.00 Bathroom, 504 sqft
Residential on 0.04 Acres

Palo, Sylvan Lake, Alberta

FULLY DEVELOPED 2 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ END UNIT ~ CLOSE TO ALL AMENITIES ~ Covered front entry welcomes you to a sun filled foyer with high ceilings that open to the main level ~ The living room features hardwood flooring, a cozy gas fireplace and sliding patio doors that lead to an east facing balcony ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, full tile backsplash and opens to the dining space ~ 2 piece main floor bath ~ The fully finished basement offers two generous size bedrooms with ample closet space, a 4 piece bathroom, laundry and space for storage ~ Monthly condo fees are $250 and include; grounds maintenance, professional management, sewer, snow removal, trash and water ~ 1 assigned rear parking stall with ample street parking ~ Excellent location; walking distance to schools, parks, playgrounds, walking trails, tons of shopping and dining options, plus easy access to downtown/Lakeshore Drive and Highway 11 ~ Low maintenance living!

Built in 2000

Essential Information

MLS® #	A2229423
Price	$225,000
Bedrooms	2

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	504
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	1, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Off Street, Stall, Common

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Mantle, See Remarks, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage

Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	6
Zoning	R3

Listing Details

Listing Office	Lime Green Realty Inc.

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