

# \$207,000 - 5, 4626 44 Street, Sylvan Lake

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MLS® #A2199210

**\$207,000**

2 Bedroom, 2.00 Bathroom, 518 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

Welcome to this fully developed townhouse, located in a great neighborhood. This well maintained 2-bedroom, 2-bathroom condo offers the perfect blend of comfort and convenience. The living room serves as the heart of the home, with a bright patio door allowing the natural light to flow through and also providing access to the west facing balcony. The kitchen features generous counter space with plenty of cabinets. Adjacent to the kitchen, a cozy eating area, providing a perfect spot for casual dining. Also on the main floor are a 2- piece bathroom & laundry area. On the lower level, you will find 2 bedrooms, a full bathroom, utility room, and a storage area. Located on a quiet street, this condo is just a few minutes away from the picturesque Sylvan Lake and all of it's amenities! From unique restaurant dining to locally owned shopping. Schools, playgrounds and walking trails are also close by. This home is designed for ease of living, with a condo fee that covers common area maintenance, water, sewer, snow removal and garbage, allowing you to spend more time enjoying all that Sylvan Lake has to offer. Whether you're purchasing your first home, or adding to your investment portfolio, this condo has excellent potential!

Built in 2001

## Essential Information



MLS® #	A2199210
Price	\$207,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	518
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	5, 4626 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1W7

### **Amenities**

Amenities	Parking, Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Master Downstairs
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	45
Zoning	R3

### **Listing Details**

Listing Office	Century 21 Maximum
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