

# \$119,000 - 302, 4722 44 Street, Sylvan Lake

MLS® #A2204164

**\$119,000**

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.03 Acres

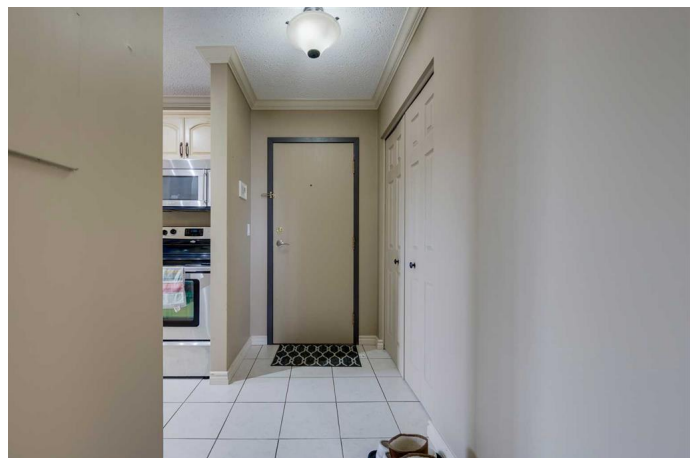
Palo, Sylvan Lake, Alberta

AIR BNB POSSIBILITIES | INVESTORS | FIRST TIME HOME BUYERS | Welcome to Gull Cove Condominium, the beauty of Sylvan Lake, this charming 2 bedroom, 1 bathroom apartment offers so much while being LESS THAN 1KM from the lake. With its inviting atmosphere, this home presents a wonderful opportunity for those seeking a LOW COST opportunity. Featuring stainless steel appliances, VINYL WINDOWS, and diligent maintenance, this condo ensures PEACE OF MIND for its owners. This unit INCLUDES A WASHER (adding a dryer is possible)but There is a common area laundry room. One of the standout features of this property is its PET FRIENDLY POLICY, allowing you to share the joys of Sylvan lake with your beloved fur friends. This apartment offers exceptional value with WATER, HEAT & MORE included in the condominium fees, and plenty of VISITOR parking stalls.

Built in 1978

## Essential Information

MLS® #	A2204164
Price	\$119,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.03



Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 4722 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G4

### Amenities

Amenities	Laundry, Parking, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Other
Construction	Stucco

### Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R2

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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