

# \$209,900 - 2, 4622 44 Street, Sylvan Lake

MLS® #A2208952

**\$209,900**

2 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

This home offers a great open concept layout on the main floor with the kitchen, dining, living room, and 2-piece bathroom. The kitchen has a decent size island with a sink, there is a gas fireplace in the living room and a patio door with access to the deck. The basement has the primary & second bedroom, there is a 4-piece bathroom and laundry as well. The home has a in-floor heating system as well as an HRV. Centrally located in the town of Sylvan Lake, it is only a short walk to shopping, parks, schools, and the beach. Close to all amenities with easy highway access for any commuting!

Built in 2000

## Essential Information

MLS® #	A2208952
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	999
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active



## Community Information

Address	2, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

## Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street, Stall

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas, Make-up Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	22
Zoning	R3

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.