

\$349,900 - 4807 44 Street, Sylvan Lake

MLS® #A2233949

\$349,900

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

This beautifully updated, fully finished townhouse offers a prime location with outstanding walkability—just minutes from key amenities, convenient highway access, and within walking distance to the lake, elementary schools, parks, community center, rec centers and more. The main floor showcases newly renovated, stylish flooring throughout a bright and spacious living area, an open-concept kitchen and dining space, and a convenient half bathroom.

The U-shaped kitchen boasts rich hickory cabinetry, plenty of storage, and a breakfast bar. Upstairs, the primary bedroom features a walk-in closet, accompanied by two generously sized bedrooms and a four-piece bathroom.

The fully developed basement includes a cozy family room, a fourth bedroom, a laundry area, and an additional three-piece bathroom. Enjoy abundant natural light from large windows, custom blinds, and plenty of storage with multiple closets. Thoughtful upgrades include a new washer, dryer and dishwasher (2024), wash sink and a reverse osmosis system. Basement is roughed in for in floor heat and central vac.

Outside, the fenced yard offers a private space perfect for relaxing or entertaining. With no condo fees and move-in ready condition, this stylish townhouse combines comfort,



functionality, and an unbeatable locationâ€”an excellent place to call home.

Built in 2013

Essential Information

MLS® #	A2233949
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4807 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M3

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped
Roof Asphalt Shingle
Construction Concrete, Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025
Days on Market 8
Zoning R3

Listing Details

Listing Office KIC 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.