

# \$700,000 - 4822 45 Avenue, Sylvan Lake

MLS® #A2237256

**\$700,000**

5 Bedroom, 4.00 Bathroom, 1,834 sqft  
Residential on 0.32 Acres

Palo, Sylvan Lake, Alberta

Welcome to 4822 45 Avenue in beautiful Sylvan Lake – where expansive living spaces and an incredible backyard retreat come together in perfect harmony. This stunning 6-bedroom, 3.5-bath bungalow offers over 1,800 sq ft of main-floor space, designed with entertaining and family living in mind.

The main floor is open, bright, and welcoming, featuring a huge living room, a beautifully updated kitchen with a granite sink and large island, and a dining area complete with a charming built-in buffet. Whether you're hosting holiday gatherings or casual summer get-togethers, there's room for everyone to feel at home. Two offices on the main floor offer flexible space for working from home or homework stations.

The fully finished basement is equally impressive, with a sprawling family room, second kitchen, two additional bedrooms, a bonus room, and even secondary laundry hookups – perfect for extended guests.

Step outside into your private backyard oasis – a massive, fenced sanctuary that features a covered deck, hot tub, stock tank pool, cozy



fire pit, and lush landscaping with underground sprinklers and an auto-watering system. Ideal for summer entertaining or peaceful evenings under the stars.

For the hobbyist or outdoor enthusiast, this property also offers both attached and detached heated double garages, a 10x20 shed, and RV parking.

Set in a quiet, desirable neighborhood and thoughtfully upgraded throughout, this home is truly built for gathering, relaxing, and making memories “inside and out.

Built in 1988

**Essential Information**

MLS® #	A2237256
Price	\$700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.32
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	4822 45 Avenue
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Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K5

### Amenities

Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Misting System
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 12th, 2025
Days on Market	3
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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