

\$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 | 24 |
| Zoning | R3 |

Listing Details

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

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