

**4719 46 Avenue**  
**Sylvan Lake, Alberta**

**MLS # A2247783**



**\$417,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Palo                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 960 sq.ft.                                                | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Private, Rectangular Lot |               |                   |

|                    |                                                                                        |                   |    |
|--------------------|----------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum                                                                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage |                   |    |

**Inclusions:** Fridge, Dishwasher, Washer/Dryer

**LOCATION, PRIVACY & VALUE** – This One Checks All the Boxes! Don't miss this charming, fully finished bungalow in the sought-after Palo area—complete with Central A/C and set on an impressive 50x150 ft lot. Perfectly located within walking distance to schools, shopping, and the beach, this 4-bedroom, 2-bath home offers a fantastic opportunity for families or first-time buyers. Step inside to discover a warm and inviting main floor featuring a spacious country-style kitchen with abundant cabinetry, a working island, and an open layout to the living/dining area. A cozy wood-burning fireplace and large windows create a bright, comfortable space to gather. Down the hall, you'll find three bedrooms—including a roomy primary suite—and a stylish 4-piece bathroom with ceramic tile floors, a tiled tub surround, and an upgraded vanity. The fully finished lower level offers a massive family room, a 4th bedroom, and an updated 3-piece bathroom—ideal for guests, teens, or a home office. Notable upgrades over recent years include a newer furnace, hot water tank, Central A/C, shingles, and main-level flooring. Step outside and you'll feel like you're on a camping getaway! The fully fenced, treed backyard offers RV access, a double garage, a large deck, and a fire pit area—perfect for your furry friends, relaxing or entertaining. Opportunities like this in Palo don't last long—act quickly before it's gone!