

\$289,900 - 4417b 47a Avenue, Sylvan Lake

MLS® #A2204762

\$289,900

6 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

Investors and First time home buyers - The possibilities are endless with this 6 bedroom, 2 bath duplex with large fenced yard. Big bright windows in this open home with a front balcony and rear deck! The well appointed kitchen (open to the living & dining rooms) has ample cabinets and counter space with a pantry and storage closet. Located in the heart of Town and great walkability to schools, playgrounds, downtown, beach and shopping. Good value and a great affordable home for a larger family!

Built in 1984

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2204762 |
| Price | \$289,900 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 989 |
| Acres | 0.10 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

Address 4417b 47a Avenue



| | |
|-------------|-----------------|
| Subdivision | Downtown |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1N4 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|------------------------------------------------------|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding, Shingle Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 46 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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