

# \$219,900 - 1, 4622 44 Street, Sylvan Lake

MLS® #A2229423

**\$219,900**

2 Bedroom, 2.00 Bathroom, 504 sqft

Residential on 0.04 Acres

Palo, Sylvan Lake, Alberta

FULLY DEVELOPED 2 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ END UNIT ~ CLOSE TO ALL AMENITIES ~ Covered front entry welcomes you to a sun filled foyer with high ceilings that open to the main level ~ The living room features hardwood flooring, a cozy gas fireplace and sliding patio doors that lead to an east facing balcony ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, full tile backsplash and opens to the dining space ~ 2 piece main floor bath ~ The fully finished basement offers two generous size bedrooms with ample closet space, a 4 piece bathroom, laundry and space for storage ~ Monthly condo fees are \$250 and include; grounds maintenance, professional management, sewer, snow removal, trash and water ~ 1 assigned rear parking stall with ample street parking ~ Excellent location; walking distance to schools, parks, playgrounds, walking trails, tons of shopping and dining options, plus easy access to downtown/Lakeshore Drive and Highway 11 ~ Low maintenance living!

Built in 2000

## Essential Information

MLS® # A2229423

Price \$219,900

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	504
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	1, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Off Street, Stall, Common

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Storage
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Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	69
Zoning	R3

### **Listing Details**

Listing Office	Lime Green Realty Central
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