

# \$349,900 - 4807 44 Street, Sylvan Lake

MLS® #A2233949

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

This beautifully updated, fully finished townhouse offers a prime location with outstanding walkability—just minutes from key amenities, convenient highway access, and within walking distance to the lake, elementary schools, parks, community center, rec centers and more. The main floor showcases newly renovated, stylish flooring throughout a bright and spacious living area, an open-concept kitchen and dining space, and a convenient half bathroom.

The U-shaped kitchen boasts rich hickory cabinetry, plenty of storage, and a breakfast bar. Upstairs, the primary bedroom features a walk-in closet, accompanied by two generously sized bedrooms and a four-piece bathroom.

The fully developed basement includes a cozy family room, a fourth bedroom, a laundry area, and an additional three-piece bathroom. Enjoy abundant natural light from large windows, custom blinds, and plenty of storage with multiple closets. Thoughtful upgrades include a new washer, dryer and dishwasher (2024), wash sink and a reverse osmosis system. Basement is roughed in for in floor heat and central vac.

Outside, the fenced yard offers a private space perfect for relaxing or entertaining. With no condo fees and move-in ready condition, this stylish townhouse combines comfort,



functionality, and an unbeatable locationâ€”an excellent place to call home.

Built in 2013

**Essential Information**

MLS® #	A2233949
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	4807 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M3

**Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Back Yard, Interior Lot, Landscaped  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 23rd, 2025  
Days on Market        11  
Zoning                    R3

**Listing Details**

Listing Office            KIC Realty

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