

# \$459,900 - 4633 48 Street, Sylvan Lake

MLS® #A2266478

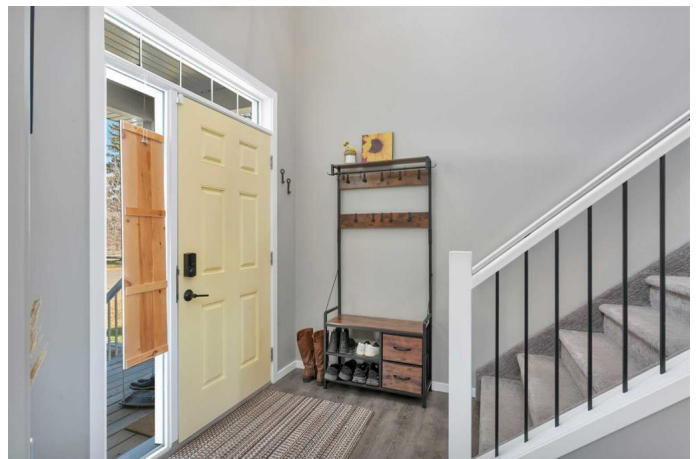
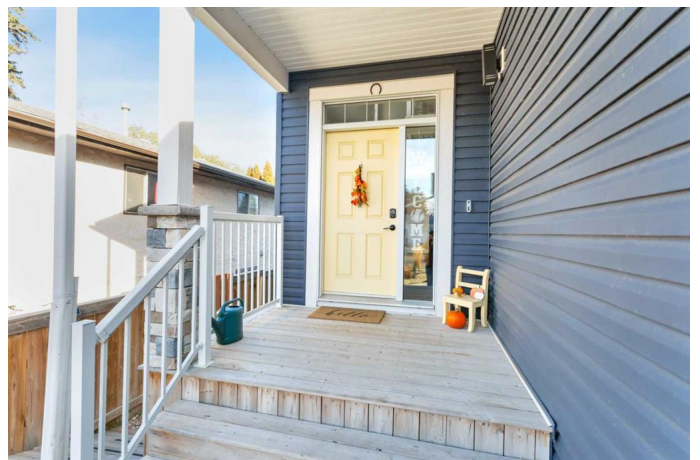
**\$459,900**

4 Bedroom, 4.00 Bathroom, 1,623 sqft

Residential on 0.11 Acres

Central Core, Sylvan Lake, Alberta

This bright and thoughtfully designed 2-storey home offers over 2,190 sq ft of total finished living space, including a fully developed basement, and is ideally located in one of Sylvan Lake's most charming and established neighborhoods. Rarely does a newer-built home come available in this mature, tree-lined area known for its larger lots and unbeatable walkability. Just a short walk brings you to the lakefront, beach, downtown shops, schools, and restaurants—everything Sylvan Lake has to offer is practically at your doorstep. The backyard is a true highlight—a finished outdoor space designed for both comfort and functionality. With multi-tiered decking, a hot tub, firepit, and thoughtfully placed raised garden planters for summer vegetables or flowers, it's perfect for both entertaining and quiet moments. The east-to-west exposure brings morning light and evening sun, and thanks to the generous lot size, there's plenty of parking in the rear, in addition to the attached front-drive garage. Inside, the open-concept main floor welcomes you with a spacious front foyer, a beautifully appointed kitchen with a large island, stainless steel appliances, and plenty of storage. The living and dining spaces are bright and inviting—ideal for hosting or enjoying quiet nights in. A convenient 2pc bathroom and mudroom off the garage complete the main level. Upstairs, the large primary suite features a walk-in closet and private ensuite. Two additional bedrooms and a full 4pc bath offer



flexible space for family, guests, or a home office. The fully finished basement adds even more value with a generous rec room, fourth bedroom, 3pc bathroom, laundry area, and utility/storage space. With its ideal location, well-designed layout, and beautifully finished yard, this home truly delivers the best of both worlds—modern living in a well-loved, walkable community.

Bonus: this home has been professionally pre-inspected for your peace of mind. Move in with confidence knowing itâ€™s been thoroughly reviewed and well cared for.

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266478               |
| Price          | \$459,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,623                  |
| Acres          | 0.11                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4633 48 Street  |
| Subdivision | Central Core    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1L4         |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Full                                                                                       |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 5                  |
| Zoning         | R2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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