

\$470,000 - 4535 47 Street, Sylvan Lake

MLS® #A2270464

\$470,000

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.26 Acres

Palo, Sylvan Lake, Alberta

Welcome to this spacious 4-bedroom bungalow nestled in a mature neighbourhood near schools, parks, and shopping. The HUGE front porch with a beautiful ornate wooden door invites you into a warm and welcoming home. Inside, youâ€™ll find a large living room with a cozy corner gas fireplace and a big front window that fills the space with natural light. The home comes complete with a beautiful piano - perfect for music lovers and families! The dining area opens to a fully enclosed sunroom to enjoy the added living space, perfect for morning coffee or relaxing in the evening with access to a private back deckâ€”perfect for relaxing or entertaining. The kitchen is generous in size and features a lowered eating bar, ideal for casual dining or family gatherings. The primary bedroom easily fits a king bed and furniture, with a cheater door to the main floor bath that includes a corner jetted tub. A second well appointed sizeable bedroom with an amazing closet system! The fully finished basement offers a separate entrance, providing great potential for extended family or guests! Featuring brand new laminate flooring, making it a perfect space for the family to unwind or play games. There are 2 additional bedrooms, a 3 pc bathroom, a large laundry area and plenty of storage. Outside, enjoy a fully fenced yard on a huge corner lot, beautifully landscaped with perennials, mature trees, an apple tree, and Saskatoon bushes. A dream for hobbyists or anyone needing extra space, the heated



32x28 garage/shop is a standout feature. This property offers comfort, character, and excellent value in a prime location!

Built in 1969

Essential Information

MLS® #	A2270464
Price	\$470,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.26
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4535 47 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block, Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.