

4711 48 Street
Sylvan Lake, Alberta

MLS # A2217691



\$385,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, L		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Vinyl Windows		
Inclusions:	Fire pit		

Close enough to feel the beach town vibes, but tucked away on a quiet street. This three-bedroom plus den bungalow sits just a short walk from Sylvan Lake's beach and only a block (3-minute walk) from the NexSource Recreation Centre at the end of the street. The main level includes a bright living room, stainless steel kitchen, full bath, two bedrooms, and a den ideal as an office or nursery. Downstairs offers two more bedrooms, a family room, a 3-piece bath, laundry, and storage. The fully fenced yard has space to relax and entertain, with a wind-sheltered fire-pit, flower beds, RV parking, and a 23x23 heated garage with 200 amp service and covered patio. Front and side decks add great outdoor space for lounging or dining.