

36 45 Street Crescent
Sylvan Lake, Alberta

MLS # A2227563



\$350,000

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: none

Opportunity knocks! This 4-bedroom, 1.5-bathroom home offers incredible potential for those looking to renovate and make it their own. Set on a generous lot with a fenced yard and a detached garage, the property backs onto a peaceful park—perfect for outdoor enjoyment. Located in a quiet, friendly community with great neighbours, this home presents an affordable chance to invest in a desirable neighbourhood. With solid bones and a great location, it’s ready for your vision and personal touch.