

**36 45 Street Crescent  
Sylvan Lake, Alberta**

**MLS # A2227563**



**\$350,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.