

**1, 4622 44 Street**  
**Sylvan Lake, Alberta**

**MLS # A2229423**



**\$225,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Palo                                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus                   |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 504 sq.ft.                              | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Common, Off Street, Stall |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Landscaped       |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 250 |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows |                   |        |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CURTAINS & RODS, FREEZER DOWNSTAIRS

FULLY DEVELOPED 2 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ END UNIT ~ CLOSE TO ALL AMENITIES ~ Covered front entry welcomes you to a sun filled foyer with high ceilings that open to the main level ~ The living room features hardwood flooring, a cozy gas fireplace and sliding patio doors that lead to an east facing balcony ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, full tile backsplash and opens to the dining space ~ 2 piece main floor bath ~ The fully finished basement offers two generous size bedrooms with ample closet space, a 4 piece bathroom, laundry and space for storage ~ Monthly condo fees are \$250 and include; grounds maintenance, professional management, sewer, snow removal, trash and water ~ 1 assigned rear parking stall with ample street parking ~ Excellent location; walking distance to schools, parks, playgrounds, walking trails, tons of shopping and dining options, plus easy access to downtown/Lakeshore Drive and Highway 11 ~ Low maintenance living!