

**10 45 StreetCrescent**  
**Sylvan Lake, Alberta**

**MLS # A2230711**



**\$449,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Palo  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,126 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Oversized   |               |                   |
| <b>Lot Size:</b> | 0.21 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn, Pie Shape |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, See Remarks |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, Washer, Dryer, Garage Door Opener and 1 Controller

Charming Bungalow on a Massive Lot & Garage Lover's Dream with RV Parking! This awesome little bungalow packs a big punch, sitting on a massive 9,200 sq ft lot surrounded by mature trees that offer both beauty and privacy. Whether you're looking for space to spread out, room for all the toys, or just a quiet place to call home, this one has it all! Featuring 5 bedrooms, 3 up and 2 down, plus 2.5 bathrooms, includes a 2-piece ensuite off the primary bedroom. A nice open concept with living, dining and a nice size kitchen. Some updates are needed but live in ready and comes comfortably updated with a 2017 hot water tank and a 2006 furnace, giving peace of mind on the big-ticket items. Out back, you'll find an oversized 26x26 double detached garage, perfect for the hobbyist, mechanic, or storage guru & plus dedicated RV parking with plenty of room left over for play or gardening. This lot is a dream for outdoor lovers and those who need space both inside and out. Affordable, functional, and full of potential & this is the kind of property that offers value and versatility in one tidy package!