

4822 45 Avenue
Sylvan Lake, Alberta

MLS # A2237256



\$700,000

Division:	Palo		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,834 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, Storage		

Inclusions: Basement Stove and Dishwasher, Blinds, Curtain Rods, Floating Shelves in Living Room, Shed, Stock Pool, Hot Tub (as is, there is a small leak), Garden Arches, Raised Garden Beds, Fire Pit, Picnic Table, Swing

Welcome to 4822 45 Avenue in beautiful Sylvan Lake — where expansive living spaces and an incredible backyard retreat come together in perfect harmony. This stunning 6-bedroom, 3.5-bath bungalow offers over 1,800 sq ft of main-floor space, designed with entertaining and family living in mind. The main floor is open, bright, and welcoming, featuring a huge living room, a beautifully updated kitchen with a granite sink and large island, and a dining area complete with a charming built-in buffet. Whether you’re hosting holiday gatherings or casual summer get-togethers, there’s room for everyone to feel at home. Two offices on the main floor offer flexible space for working from home or homework stations. The fully finished basement is equally impressive, with a sprawling family room, second kitchen, two additional bedrooms, a bonus room, and even secondary laundry hookups — perfect for extended guests. Step outside into your private backyard oasis — a massive, fenced sanctuary that features a covered deck, hot tub, stock tank pool, cozy fire pit, and lush landscaping with underground sprinklers and an auto-watering system. Ideal for summer entertaining or peaceful evenings under the stars. For the hobbyist or outdoor enthusiast, this property also offers both attached and detached heated double garages, a 10x20 shed, and RV parking. Set in a quiet, desirable neighborhood and thoughtfully upgraded throughout, this home is truly built for gathering, relaxing, and making memories — inside and out.