

\$274,900 - 4418 47 Avenue, Sylvan Lake

MLS® #A2245620

\$274,900

3 Bedroom, 2.00 Bathroom, 714 sqft

Residential on 0.08 Acres

Palo, Sylvan Lake, Alberta

NO CONDO FEES! This end-unit bilevel townhouse offers a comfortable and functional living space, ideally situated close to schools and shopping amenities. The main level features a bright and inviting living room, perfect for family gatherings. The kitchen is equipped with natural wood cabinetry, laminate countertops, a refrigerator, electric stove, and a new dishwasher. The spacious dining area comfortably accommodates a family and features a garden door that opens onto a deck, providing a lovely view of the backyard. Convenient main floor laundry includes a washer and dryer. This bilevel home boasts a fully finished basement that includes the primary bedroom, two additional bedrooms, and a four-piece bathroom. Exterior features include durable vinyl siding and asphalt shingles. Enjoy outdoor living with manicured lawns, a fenced backyard ideal for children and pets, and a parking pad for two vehicles. Whether you're seeking your first home or a smart investment, this property offers an excellent combination of comfort, potential, and prime location.

Built in 1999

Essential Information

MLS® # A2245620

Price \$274,900

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	714
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	4418 47 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1P1

Amenities

Parking Spaces	2
Parking	None, Parking Pad

Interior

Interior Features	Laminate Counters, Sump Pump(s), Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	R2

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.