

\$225,000 - 1, 4622 44 Street, Sylvan Lake

MLS® #A2229423

\$225,000

2 Bedroom, 2.00 Bathroom, 504 sqft

Residential on 0.04 Acres

Palo, Sylvan Lake, Alberta

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!

Built in 2000

Essential Information

MLS® # A2229423

Price \$225,000

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	504
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	1, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Common, Off Street, Stall

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage
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Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	8
Zoning	R3

Listing Details

Listing Office	Lime Green Realty Inc.
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