

4415 48 Avenue
Sylvan Lake, Alberta

MLS # A2121083



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	892 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Gentle Sloping, Level, Sta		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Sump Pump(s), Wood Windows		

Inclusions: n/a

For additional information, please click on Brochure button below. Nice home with illegal basement suite that is currently rented out up and down. Upstairs tenant has lived here for 15+ years and would like to stay. Basement was recently renovated. Huge back yard with mature trees and fence along back and west side. Deck off of kitchen for those warm summers nights as you relax after a day at the beach which is in walking distance. School 1 block away, walking distance to all amenities including Sylvan's sports center. Basement illegal suite is 2 bedroom, private entrance and separate power meter. Upstairs is 2 bedroom as well. Beautifully maintained home with endless opportunities.