

# \$385,000 - 4711 48 Street, Sylvan Lake

MLS® #A2217691

## \$385,000

3 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.17 Acres

Downtown, Sylvan Lake, Alberta

Close enough to feel the beach town vibes, but tucked away on a quiet street. This three-bedroom plus den bungalow sits just a short walk from Sylvan Lake's beach and only a block (3-minute walk) from the NexSource Recreation Centre at the end of the street. The main level includes a bright living room, stainless steel kitchen, full bath, two bedrooms, and a den ideal as an office or nursery. Downstairs offers two more bedrooms, a family room, a 3-piece bath, laundry, and storage. The fully fenced yard has space to relax and entertain, with a wind-sheltered fire-pit, flower beds, RV parking, and a 23x23 heated garage with 200 amp service and covered patio. Front and side decks add great outdoor space for lounging or dining.

Built in 1961

## Essential Information

MLS® #	A2217691
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.17
Year Built	1961
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4711 48 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M9

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Rear Drive, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Outdoor Shower, Private Yard, Rain Gutters, RV Hookup, Covered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### Additional Information

Date Listed	May 5th, 2025
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Days on Market	9
Zoning	R1

**Listing Details**

Listing Office	Big Earth Realty
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