

# \$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        | Parking Pad, None |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows, Master Downstairs, Sump Pump(s) |
| 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 | 14               |
| 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.