

# \$369,900 - 4638 48a Avenue close, Sylvan Lake

MLS® #A2253275

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.08 Acres

Central Core, Sylvan Lake, Alberta

Location, Location! No condo fee's! Walking inside this lovely duplex you will find an open concept living room, dining room and kitchen, bathed in natural lighting. Down the hall there is main floor laundry, a primary bedroom and a 4 piece bathroom. Located near the front of the house you will find the 2nd bedroom. Head on downstairs to a generous sized family room, additional large sized bedroom and another 4 piece bathroom with recent updates, as well as additional storage space! Outside you will find an attached garage in the front, and a cozy backyard waiting for your green thumb to tend to it's gardens in the back! There has also been a sunroom added between the backyard and the kitchen. Additional upgrades include newer vinyl plank flooring and carpet through out the home, A/C, hot water tank is only a few years old, and the roof still has lots of life left as it's only about 10 years old. Nearby you can easily walk to the lake, health centre, Nexsource Centre, restuarants, shopping, and more!

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253275  |
| Price      | \$369,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,119                  |
| Acres          | 0.08                   |
| Year Built     | 1992                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4638 48a Avenue |
| Subdivision | Central Core    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1M7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Open Floorplan, Storage, Sump Pump(s)                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Central Air                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Rain Gutters |
| Lot Description   | Back Yard, Garden    |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 2nd, 2025       |
| Days on Market | 13                        |
| Zoning         | R2 - MEDIUM DENSITY RESID |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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