

\$415,900 - 4706 43 Street, Sylvan Lake

MLS® #A2267826

\$415,900

4 Bedroom, 2.00 Bathroom, 954 sqft
Residential on 0.08 Acres

Palo, Sylvan Lake, Alberta

Welcome to this legally suited home in the heart of Sylvan Lake – ideally located across from C.P. Blakely Elementary School and close to parks, shopping, and everyday amenities.

The upper level offers comfortable family living with three bedrooms, a bright open-concept layout, vaulted ceilings, and a full four-piece bathroom. The space has been freshly updated with brand-new laminate flooring and modern paint tones, creating a move-in-ready home you'll love.

Downstairs, the one-bedroom legal suite is currently rented for \$950 per month plus \$200 in utilities, making it the perfect mortgage helper or a great option for investors seeking a turn-key revenue property.

The west-facing, fully fenced backyard provides a sunny outdoor space for relaxing or entertaining, plus there's a rear parking pad for additional vehicles and convenient off-street parking. Important updates include a new roof in 2015 and a hot water tank replaced in 2020.

Whether you're looking to live upstairs and let the lower suite help pay your mortgage, or you're an investor ready to rent both units, this property is an excellent opportunity in a prime Sylvan Lake location.



Built in 1991

Essential Information

MLS® #	A2267826
Price	\$415,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4706 43 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M3

Amenities

Parking	Off Street, Parking Pad
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Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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