

\$225,000 - #5 4402 48 Avenue, Sylvan Lake

MLS® #A2240876

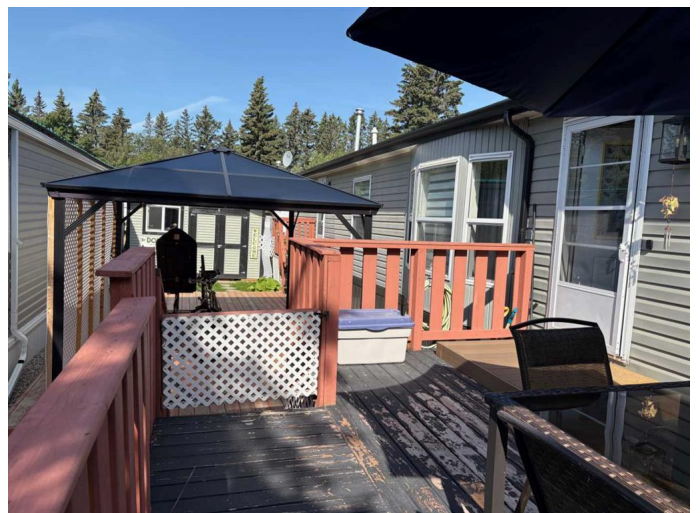
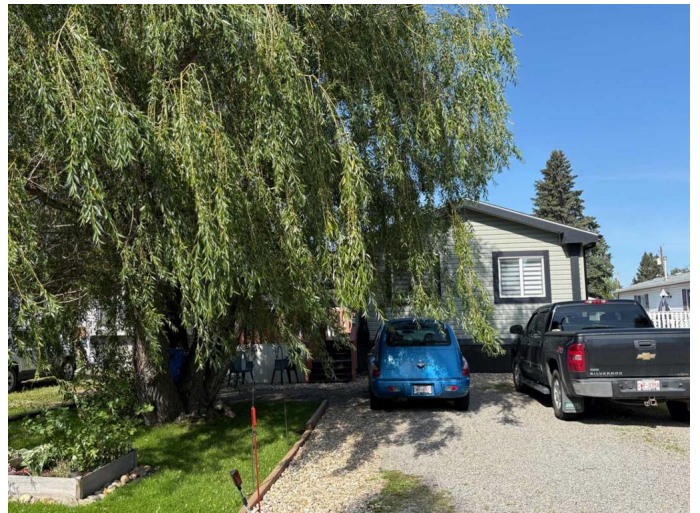
\$225,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

Palo, Sylvan Lake, Alberta

This beautifully maintained 3-bedroom, 2-bath modular home offers 1,520 square feet of bright, open-concept living space, thoughtfully designed for comfort and ease. Built on durable steel I-beams, the home features a vaulted ceiling with a skylight that fills the main living, dining, and kitchen areas with natural light. The list of recent upgrades is extensive and includes new flooring, fresh paint throughout, new blinds, modern light fixtures, stylish mouldings and baseboards, new door hardware, bathroom mirrors, towel racks, and toilets. The kitchen has also been enhanced with a new microwave, stove, and deep freezer, making it ready for everyday living and entertaining. Additional features include central air conditioning, a reverse osmosis water purification system, water softener, and a fully insulated metal skirting system with heated crawl space, sealed bladder, weeping tile, sump, and ventilation—ensuring warm, dry floors and near zero risk of frozen pipes. Outside, enjoy a brand new deck with a charming lattice gazebo, a freshly added doorstep, and a low-maintenance yard that's fenced for pets, with very little grass and a handy shed for storage. A new heat tape adds another layer of winter security. Located just off desirable 44th Street and steps to the lake, this property comes with a front driveway and is part of Spruceline Park—a quiet, professionally managed community by SunReal Property Management. Lot rent is a budget-friendly \$540/month and includes



water, sewer, and garbage removal. This turn-key home is an exceptional find in a well-kept, conveniently located neighborhood.

Built in 2010

Essential Information

MLS® #	A2240876
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.00
Year Built	2010
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	#5 4402 48 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N7

Amenities

Parking Spaces	2
Parking	Parking Pad, Aggregate

Interior

Interior Features	Kitchen Island, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Foundation	See Remarks

Additional Information

Date Listed	July 18th, 2025
Days on Market	16

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.