

# \$417,900 - 4719 46 Avenue, Sylvan Lake

MLS® #A2247783

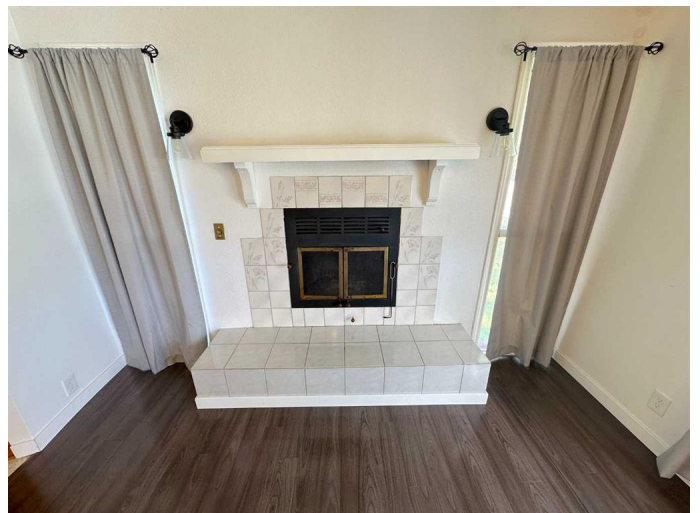
**\$417,900**

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.17 Acres

Palo, Sylvan Lake, Alberta

LOCATION, PRIVACY & VALUE – This One Checks All the Boxes! Don't miss this charming, fully finished bungalow in the sought-after Palo area—complete with Central A/C and set on an impressive 50x150 ft lot. Perfectly located within walking distance to schools, shopping, and the beach, this 4-bedroom, 2-bath home offers a fantastic opportunity for families or first-time buyers. Step inside to discover a warm and inviting main floor featuring a spacious country-style kitchen with abundant cabinetry, a working island, and an open layout to the living/dining area. A cozy wood-burning fireplace and large windows create a bright, comfortable space to gather. Down the hall, you'll find three bedrooms—including a roomy primary suite—and a stylish 4-piece bathroom with ceramic tile floors, a tiled tub surround, and an upgraded vanity. The fully finished lower level offers a massive family room, a 4th bedroom, and an updated 3-piece bathroom—ideal for guests, teens, or a home office. Notable upgrades over recent years include a newer furnace, hot water tank, Central A/C, shingles, and main-level flooring. Step outside and you'll feel like you're on a camping getaway! The fully fenced, treed backyard offers RV access, a double garage, a large deck, and a fire pit area—perfect for your furry friends, relaxing or entertaining. Opportunities like this in Palo don't last long—act quickly before it's gone!



Built in 1960

## Essential Information

MLS® #	A2247783
Price	\$417,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4719 46 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	2 Percent Realty Advantage
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