

# \$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 |
|---------|-------------------------|

**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 | 3                  |
| Zoning         | R5                 |

**Listing Details**

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

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