

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

MLS® #A2247783

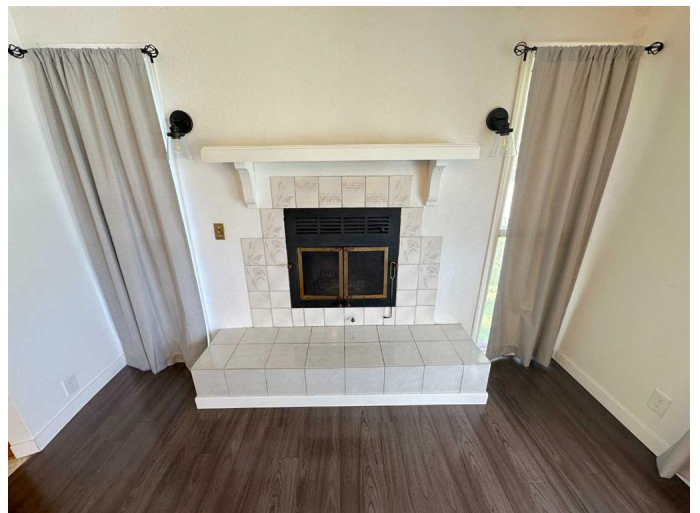
**\$417,900**

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 | 20                |
| Zoning         | R1                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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