

\$399,500 - 4719 46 Avenue, Sylvan Lake

MLS® #A2247783

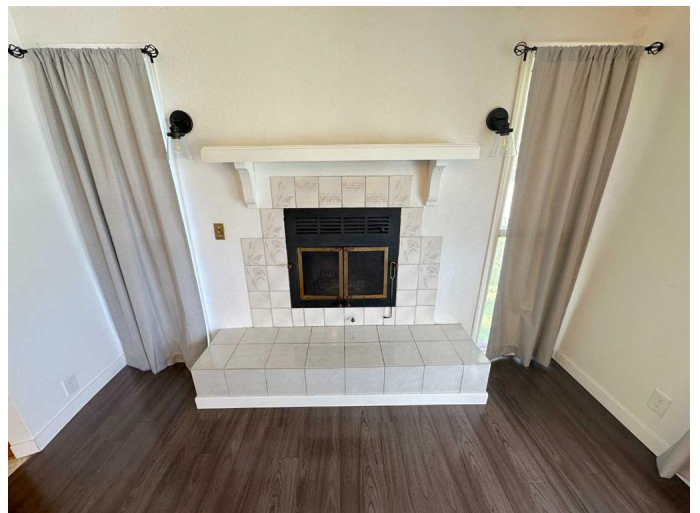
\$399,500

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.17 Acres

Palo, Sylvan Lake, Alberta

EASY TO SHOW!!! 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	\$399,500
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	Finished, Full, Exterior Entry

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	52
Zoning	R1

Listing Details

Listing Office	2 Percent Realty Advantage
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