

1, 4622 44 Street  
Sylvan Lake, Alberta

MLS # A2229423



## \$225,000

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Common, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CURTAINS & RODS, FREEZER DOWNSTAIRS

FULLY DEVELOPED 2 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ END UNIT ~ CLOSE TO ALL AMENITIES ~ Covered front entry welcomes you to a sun filled foyer with high ceilings that open to the main level ~ The living room features hardwood flooring, a cozy gas fireplace and sliding patio doors that lead to an east facing balcony ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, full tile backsplash and opens to the dining space ~ 2 piece main floor bath ~ The fully finished basement offers two generous size bedrooms with ample closet space, a 4 piece bathroom, laundry and space for storage ~ Monthly condo fees are \$250 and include; grounds maintenance, professional management, sewer, snow removal, trash and water ~ 1 assigned rear parking stall with ample street parking ~ Excellent location; walking distance to schools, parks, playgrounds, walking trails, tons of shopping and dining options, plus easy access to downtown/Lakeshore Drive and Highway 11 ~ Low maintenance living!