

# \$298,900 - 4417b 47a Avenue, Sylvan Lake

MLS® #A2236989

**\$298,900**

6 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

New Flooring and paint - The possibilities are endless with this 6 bedroom, 2 bath duplex with large fenced yard. Big bright windows in this open home with a front balcony and rear deck! The well appointed kitchen (open to the living & dining rooms) has ample cabinets and counter space with a pantry and storage closet. Located in the heart of Town and great walkability to schools, playgrounds, downtown, beach and shopping. Good value and a great affordable home for a larger family!

Built in 1984

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2236989               |
| Price          | \$298,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 989                    |
| Acres          | 0.10                   |
| Year Built     | 1984                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4417b 47a Avenue |
| Subdivision | Downtown         |



|             |                 |
|-------------|-----------------|
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1N4         |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Open Floorplan                                       |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Lot Description   | Back Yard                               |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Shingle Siding, Wood Siding |
| Foundation        | Wood                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 45             |
| Zoning         | R2             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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