

# **\$624,900 - 5407 48 Avenue, Sylvan Lake**

MLS® #A2211102

**\$624,900**

3 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.45 Acres

Downtown, Sylvan Lake, Alberta

Immaculate walkout bungalow on a massive lot close to downtown - a rare find! This beautifully maintained 3 bedroom home offers the perfect blend of comfort, convenience, and style. Nestled on a massive, meticulously landscaped lot, this home features an attached double garage, large parking pad and a great location. Step inside to a bright open floor plan. New flooring on main accents the beauty of the main floor. Great gourmet kitchen with stainless appliances and granite countertops open to dining and living spaces and a unique flex room with options for many uses which has access to front deck. Living and dining space offer large windows that overlook the parklike yard and both are very spacious so plenty of room for family and friends. The openness offers ease of entertaining. Primary bedroom, 4pc bathroom and laundry all on main level. Lower level hosts 2 bedrooms and another flex space, large family room with access to backyard and a bathroom. Outside, well there is just so much space - gardening, relaxing, watching the children run and play, or just taking in the excitement of your new home - you will love it all. There are 3 separate outside deck areas to enjoy, one from the flex room on the main floor, south side and 2 on the north side - one from the dining on main and one from the lower family room. This is a rare gem - an opportunity for such a large space in the heart of town. Get set to love where you live.



Built in 1970

## Essential Information

MLS® #	A2211102
Price	\$624,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.45
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5407 48 Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	37
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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