

# \$225,000 - #5 4402 48 Avenue, Sylvan Lake

MLS® #A2240876

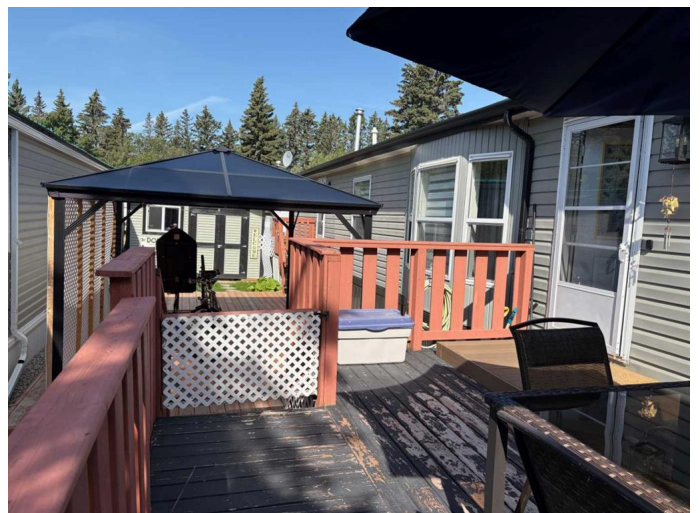
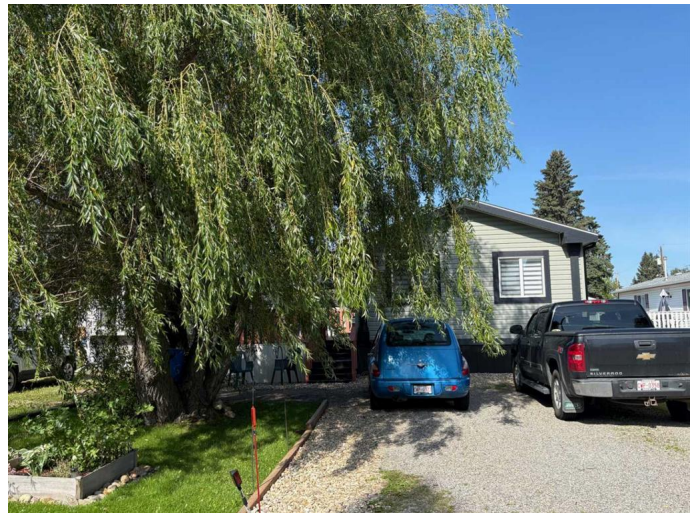
**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

Palo, Sylvan Lake, Alberta

This beautifully maintained 3-bedroom, 2-bath modular home offers 1,520 square feet of bright, open-concept living space, thoughtfully designed for comfort and ease. Built on durable steel I-beams, the home features a vaulted ceiling with a skylight that fills the main living, dining, and kitchen areas with natural light. The list of recent upgrades is extensive and includes new flooring, fresh paint throughout, new blinds, modern light fixtures, stylish mouldings and baseboards, new door hardware, bathroom mirrors, towel racks, and toilets. The kitchen has also been enhanced with a new microwave, stove, and deep freezer, making it ready for everyday living and entertaining. Additional features include central air conditioning, a reverse osmosis water purification system, water softener, and a fully insulated metal skirting system with heated crawl space, sealed bladder, weeping tile, sump, and ventilation—ensuring warm, dry floors and near zero risk of frozen pipes. Outside, enjoy a brand new deck with a charming lattice gazebo, a freshly added doorstep, and a low-maintenance yard that's fenced for pets, with very little grass and a handy shed for storage. A new heat tape adds another layer of winter security. Located just off desirable 44th Street and steps to the lake, this property comes with a front driveway and is part of Spruceline Park—a quiet, professionally managed community by SunReal Property Management. Lot rent is a budget-friendly \$540/month and includes



water, sewer, and garbage removal. This turn-key home is an exceptional find in a well-kept, conveniently located neighborhood.

Built in 2010

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2240876                |
| Price          | \$225,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.00                    |
| Year Built     | 2010                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | #5 4402 48 Avenue |
| Subdivision | Palo              |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1N7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Parking Pad, Aggregate |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Skylight(s), Vaulted Ceiling(s)                                         |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                             |

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | See Remarks     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 19              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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