

4509 49 Street
Sylvan Lake, Alberta

MLS # A2157106



\$735,000

Division:	Palo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,356 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached, Triple Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tile Counters, Vinyl Windows, Wood Windows		

Inclusions: none

Welcome to THE LIGHTHOUSE. One of kind home in one of kind location on a 75'x150' lot! This one has it all, From a triple heated garage to maple flooring you will not be disappointed. Double driveway to a single 15' x 23' garage. Large entrance with upgrades throughout. Heated tiled entrance is just the beginning. Large Living room with a wood burning fireplace, Maple hardwood floors and a new triple panel window. Island kitchen with maple cabinets. Master bedroom with a 2pc ensuite, heated tile floors, 4pc main bath with heated floors and a large tub/shower. 2 more good sized bedrooms on the main floor. Dining off the kitchen with views of the deck and yard. Fully finished basement with a 4th bathroom that has a 3pc ensuite. Family room/games area that consumes almost half the basement. Laundry and storage room complete the area. New Furnace(2) and Central Air conditioning. Massive deck(12'x21') to enjoy all the seasons. The yard is wonderful with trees, firepit, gardens, and a tripe heated garage(23'x31') Small RV parking pad to boot! Fully furnished if you wish. Do not miss out on one the best homes in the area and beyond.