

# \$350,000 - 36 45 Street Crescent, Sylvan Lake

MLS® #A2227563

## \$350,000

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.15 Acres

Palo, Sylvan Lake, Alberta

Opportunity knocks! This 4-bedroom, 1.5-bathroom home offers incredible potential for those looking to renovate and make it their own. Set on a generous lot with a fenced yard and a detached garage, the property backs onto a peaceful parkâ€”perfect for outdoor enjoyment. Located in a quiet, friendly community with great neighbours, this home presents an affordable chance to invest in a desirable neighbourhood. With solid bones and a great location, itâ€™s ready for your vision and personal touch.

Built in 1978

## Essential Information

MLS® #	A2227563
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	36 45 Street Crescent
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Pantry
Appliances	Refrigerator, Washer/Dryer, Water Softener, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	8
Zoning	R1

### Listing Details

Listing Office	Century 21 Maximum
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