

# \$225,000 - 1, 4622 44 Street, Sylvan Lake

MLS® #A2229423

**\$225,000**

2 Bedroom, 2.00 Bathroom, 504 sqft

Residential on 0.04 Acres

Palo, Sylvan Lake, Alberta

FULLY DEVELOPED 2 BEDROOM, 2 BATH  
BI-LEVEL TOWNHOME ~ END UNIT ~  
CLOSE TO ALL AMENITIES ~ Covered front  
entry welcomes you to a sun filled foyer with  
high ceilings that open to the main level ~ The  
living room features hardwood flooring, a cozy  
gas fireplace and sliding patio doors that lead  
to an east facing balcony ~ The kitchen offers  
a functional layout with plenty of cabinets,  
ample counter space including an island with  
an eating bar, full tile backsplash and opens to  
the dining space ~ 2 piece main floor bath ~  
The fully finished basement offers two  
generous size bedrooms with ample closet  
space, a 4 piece bathroom, laundry and space  
for storage ~ Monthly condo fees are \$250 and  
include; grounds maintenance, professional  
management, sewer, snow removal, trash and  
water ~ 1 assigned rear parking stall with  
ample street parking ~ Excellent location;  
walking distance to schools, parks,  
playgrounds, walking trails, tons of shopping  
and dining options, plus easy access to  
downtown/Lakeshore Drive and Highway 11 ~  
Low maintenance living!

Built in 2000

## Essential Information

MLS® # A2229423

Price \$225,000

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	504
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	1, 4622 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Common, Off Street, Stall

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Storage
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Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	27
Zoning	R3

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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