

# \$298,900 - 4417b 47a Avenue, Sylvan Lake

MLS® #A2236989

**\$298,900**

6 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

New Flooring and paint - The possibilities are endless with this 6 bedroom, 2 bath duplex with large fenced yard. Big bright windows in this open home with a front balcony and rear deck! The well appointed kitchen (open to the living & dining rooms) has ample cabinets and counter space with a pantry and storage closet. Located in the heart of Town and great walkability to schools, playgrounds, downtown, beach and shopping. Good value and a great affordable home for a larger family!

Built in 1984

## Essential Information

MLS® #	A2236989
Price	\$298,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

## Community Information

Address	4417b 47a Avenue
Subdivision	Downtown



City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Shingle Siding, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	27
Zoning	R2

### **Listing Details**

Listing Office	KIC Realty
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