

# \$293,900 - 4417b 47a Avenue, Sylvan Lake

MLS® #A2236989

**\$293,900**

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	\$293,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
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, Stove(s), Window Coverings
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, Wood Siding, Shingle Siding
Foundation	Wood

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	56
Zoning	R2

### **Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.