

# \$749,900 - 4509 49 Street, Sylvan Lake

MLS® #A2256240

## \$749,900

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.26 Acres

Palo, Sylvan Lake, Alberta

Welcome to the Lighthouse, Outstanding home in a Outstanding location. Rare find of 3 lots in one all 150 feet deep. Home has been upgraded through out and has pride of ownership everywhere. 4 bedrooms and 3 bathrooms, 2 of which are ensuites, a 2pc and a 3pc. Full developed with Central Air Conditioning, 2 new Forced are furnace's. Triple heated garage and an oversized single Garage(15x24). Massive deck to enjoy your wonderful Yard. A must see, Call your favorite Realtor for a private viewing.

Built in 1976

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256240    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,356       |
| Acres          | 0.26        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 4509 49 Street  |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4s 1K5         |

### **Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 7                                                          |
| Parking        | Off Street, Single Garage Detached, Triple Garage Detached |
| # of Garages   | 4                                                          |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Tile Counters        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Living Room, Mantle, Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Private Yard                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                                                |
| Construction      | Composite Siding, Wood Frame, Wood Siding                                              |
| Foundation        | Wood                                                                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R1                   |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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