

# \$139,900 - 203, 4722 44 Street, Sylvan Lake

MLS® #A2219357

**\$139,900**

2 Bedroom, 1.00 Bathroom, 766 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

Live the lake lifestyle without the hefty price tag! This beautifully maintained 2-bedroom condo is located just an 8-minute walk to Sylvan Lake's sandy shores and steps from the Community Centre, schools, shopping, and the Sylvan Lake Multi-Plex. Extensively renovated around 2009, the unit features updated windows, cabinetry, flooring, bathroom finishes, and upgraded lighting throughout—creating a clean, modern look with timeless appeal. Enjoy newer carpet and a spacious west-facing living room with patio doors that open to a sunny balcony, perfect for relaxing in the evening sun. Bonus to have an in-suite wash machine as only a few units in the building offer this convenience! There's also a shared coin laundry area conveniently located near this unit and the entrance on this West side allows for easy access & less travel to & from the parking lot on those wintery days. Whether you're looking for a low-maintenance living, a great first home or a smart investment in one of Alberta's most popular lake towns, this condo checks all the boxes—style, location, and affordability.

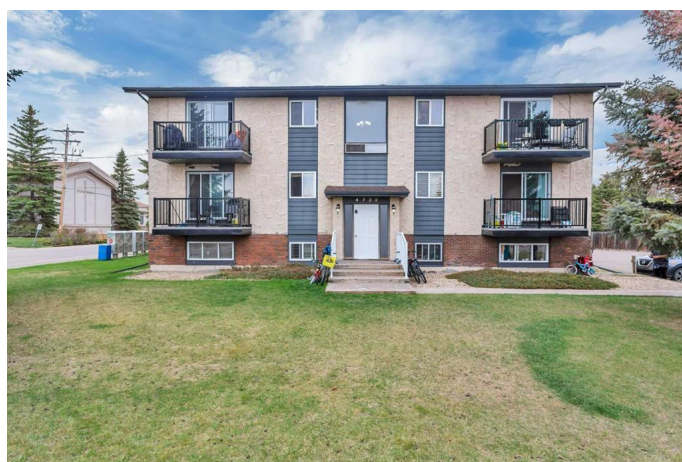
Built in 1978

## Essential Information

MLS® # A2219357

Price \$139,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 4722 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G4

### **Amenities**

Amenities	Parking, Visitor Parking, Coin Laundry, Laundry
Parking Spaces	1
Parking	Paved, Stall, Parking Lot, Plug-In

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Baseboard, Boiler, Natural Gas, Hot Water
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	4

Zoning R2

## Listing Details

Listing Office Greater Property Group

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