

# \$139,900 - 201, 4722 44 Street, Sylvan Lake

MLS® #A2234352

**\$139,900**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.00 Acres

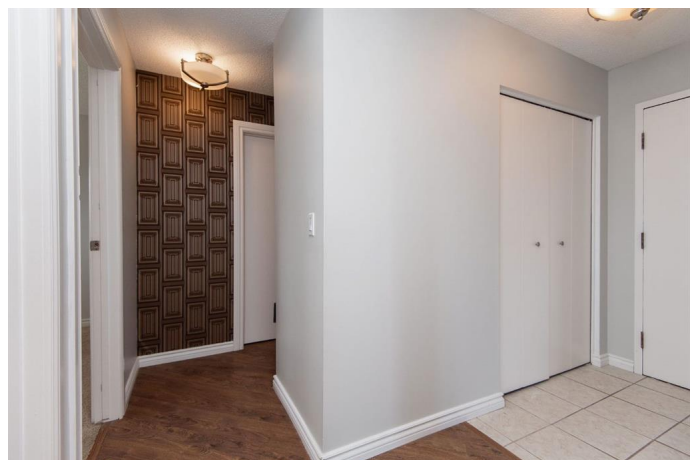
Palo, Sylvan Lake, Alberta

Affordable living in Sylvan Lake! This freshly painted 2-bedroom, 1-bath condo is just a 10-minute walk to the lake and ready for immediate possession. The well-managed building has seen recent upgrades including a new roof, boiler (2021), balconies, and updated carpets in the common areas. Condo fees cover heat, water, sewer, garbage, exterior maintenance, and more—just pay your own electricity. Coin laundry is available in the building, with the option to install in-suite laundry. Airbnb is permitted, making this a great investment or vacation property. Includes 2 parking stalls for added convenience. Second offer fell due to financing.

Built in 1979

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234352          |
| Price          | \$139,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 756               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201, 4722 44 Street |
| Subdivision | Palo                |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S1G9              |

## Amenities

|                |              |
|----------------|--------------|
| Amenities      | Coin Laundry |
| Parking Spaces | 2            |
| Parking        | Off Street   |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard                                                    |
| Cooling           | None                                                         |
| # of Stories      | 4                                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt/Gravel  |
| Construction      | Stucco, Mixed   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 49              |
| Zoning         | R3              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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