

\$1,800,000 - 4507 48 Avenue, Sylvan Lake

MLS® #A2268499

\$1,800,000

0 Bedroom, 0.00 Bathroom, 1,554 sqft

Multi-Family on 0.00 Acres

Palo, Sylvan Lake, Alberta

INVESTMENT OPPORTUNITY in SYLVAN LAKE!

Discover this exceptional like new 2023 fourplex, ideally located in the heart of Sylvan Lake – a vibrant community known for its beautiful lake, golf courses, lively downtown filled with shops and restaurants, and a top-notch hockey arena at the NexSource Centre. Each high-end, spacious unit features 5 bedrooms and 3.5 bathrooms, offering exceptional value and comfort. The main floor welcomes you with a bright, open-concept design that includes a stylish kitchen with a walk-in pantry, a cozy living room, and a convenient 2-piece bath. From the living area, 2 suites step out onto the private deck that overlooks a fully fenced backyard and two suites out to the front area, perfect for relaxing or entertaining. Upstairs, you™ll find four generous bedrooms and a full 4-piece bathroom. The primary suite boasts a walk-in closet and its own luxurious 4-piece ensuite. The finished basement adds even more living space, featuring a family room, an additional bedroom, and another full 4-piece bath – ideal for tenants seeking space and privacy. Situated close to shopping, schools, the community centre, and just three blocks from the lake, this property offers both convenience and lifestyle appeal. All units currently rented for \$2400 each plus utilities. A rare opportunity to own a 4-plex in one of Central Alberta™s most desirable lakeside towns!



Built in 2023

Essential Information

MLS® #	A2268499
Price	\$1,800,000
Bathrooms	0.00
Square Footage	1,554
Acres	0.00
Year Built	2023
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	4507 48 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N8

Amenities

Parking Spaces	8
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Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	R5

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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