

# \$529,000 - 4430 49 Street, Sylvan Lake

MLS® #A2187413

**\$529,000**

4 Bedroom, 3.00 Bathroom, 1,903 sqft  
Residential on 0.26 Acres

Wildrose Estates, Sylvan Lake, Alberta

Pride of ownership resonates within this modified family friendly bi-level. A spacious floor plan that just makes sense with stately décor that provides all the comforts. Within this large floorplan you will find updates to the flooring, electrical panel, and the installation of air conditioning. A new oversized fridge, gas stove, and range hood are features of the spacious kitchen and dining area. Enjoy dining on the covered deck, overlooking park-like landscaping. This yard is fully fenced with the added bonus of an additional 22x24 double detached garage for the extra items you chose not to store in the attached heated garage. With 4 bedrooms and 3 bathrooms, this house can easily accommodate a larger family. The relaxing primary bedroom provides an oasis with a jet tub, a steam shower, and complimented by a magnificent walk-in closet. The basement is developed with large recreational room, wet bar, den, and a spacious office/music room. Immaculately maintained inside and out, and all the thought and care put into a space that just works.

Built in 1985

## Essential Information

MLS® #	A2187413
Price	\$529,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,903
Acres	0.26
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4430 49 Street
Subdivision	Wildrose Estates
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Bar Fridge, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation            Wood

### **Additional Information**

Date Listed            January 15th, 2025

Days on Market        57

Zoning                  DC-50

### **Listing Details**

Listing Office           Century 21 Maximum

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