

\$379,900 - 4638 48a Avenue close, Sylvan Lake

MLS® #A2253275

\$379,900

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.08 Acres

Central Core, Sylvan Lake, Alberta

Location, Location! No condo fee's! Walking inside this lovely duplex you will find an open concept living room, dining room and kitchen, bathed in natural lighting. Down the hall there is main floor laundry, a primary bedroom and a 4 piece bathroom. Located near the front of the house you will find the 2nd bedroom. Head on downstairs to a generous sized family room, additional large sized bedroom and another 4 piece bathroom with recent updates, as well as additional storage space! Outside you will find an attached garage in the front, and a cozy backyard waiting for your green thumb to tend to it's gardens in the back! There has also been a sunroom added between the backyard and the kitchen. Additional upgrades include newer vinyl plank flooring and carpet through out the home, A/C, hot water tank is only a few years old, and the roof still has lots of life left as it's only about 10 years old. Nearby you can easily walk to the lake, health centre, Nexsource Centre, restaurants, shopping, and more!

Built in 1992

Essential Information

MLS® #	A2253275
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,119
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	4638 48a Avenue
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M7

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Open Floorplan, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	R2 - MEDIUM DENSITY RESID

Listing Details

Listing Office	KIC Realty
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