

# \$975,000 - 4411 48 Avenue, Sylvan Lake

MLS® #A2221969

**\$975,000**

0 Bedroom, 0.00 Bathroom, 2,615 sqft

Multi-Family on 0.00 Acres

Palo, Sylvan Lake, Alberta

This well-maintained multi-family property is located in the heart of downtown Sylvan Lake, just three blocks from the lake and within walking distance to coffee shops, restaurants, shopping, playgrounds, and other amenities. A rare investment opportunity in a growing, vibrant community, this building comes with six fully rented units, making it an ideal income-generating property. Each bi-level unit offers its own private entrance, providing privacy and convenience for tenants. The lower level features two bedrooms and a 4-piece bathroom, while the upper level includes the kitchen, living room, and in-suite laundry. All units are equipped with a refrigerator, stove, washer, and dryer, and two of the rear units also include dishwashers. Flooring consists of a mix of tile and vinyl plank, with some units featuring carpeted areas for added comfort. Each unit has its own dedicated hot water tank and furnace, and separately metered gas and electricity allowing for individual control of heating and utilities. The property also includes a gravel parking lot with 12 parking spaces, offering ample off-street parking for residents and guests. The shingles were replaced 5 years ago. Gross revenue is currently \$8000.

This is a great opportunity for investors looking to acquire a well-located, income-generating property in the desirable lakeside community of Sylvan Lake.

Built in 1993



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221969      |
| Price          | \$975,000     |
| Bathrooms      | 0.00          |
| Square Footage | 2,615         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Multi-Family  |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4411 48 Avenue  |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1N8         |

## Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 12    |
| Parking        | Other |

## Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating      | Forced Air, Natural Gas                           |
| # of Stories | 1                                                 |
| Has Basement | Yes                                               |
| Basement     | Finished, Full                                    |

## Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Wood            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | R2             |

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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