

\$350,000 - 36 45 Street Crescent, Sylvan Lake

MLS® #A2227563

\$350,000

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.15 Acres

Palo, Sylvan Lake, Alberta

Opportunity knocks! This 4-bedroom, 1.5-bathroom home offers incredible potential for those looking to renovate and make it their own. Set on a generous lot with a fenced yard and a detached garage, the property backs onto a peaceful park—perfect for outdoor enjoyment. Located in a quiet, friendly community with great neighbours, this home presents an affordable chance to invest in a desirable neighbourhood. With solid bones and a great location, it's ready for your vision and personal touch.

Built in 1978

Essential Information

MLS® #	A2227563
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information



Address	36 45 Street Crescent
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Pantry
Appliances	Refrigerator, Washer/Dryer, Water Softener, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.