

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

MLS® #A2210543

**\$529,000**

4 Bedroom, 3.00 Bathroom, 1,903 sqft

Residential on 0.26 Acres

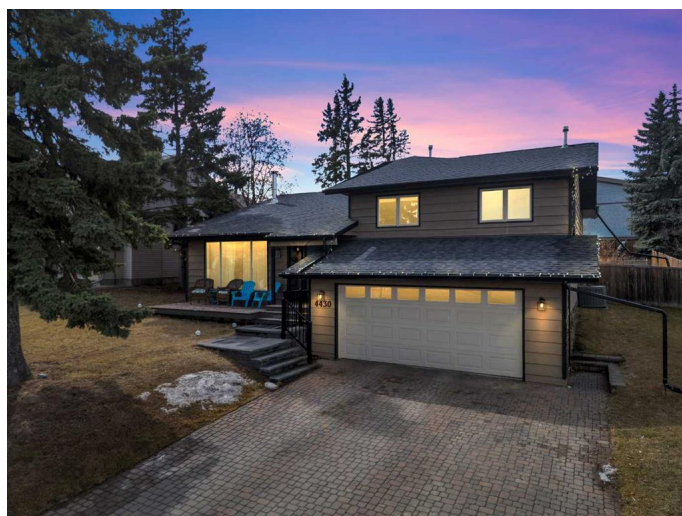
Wildrose Estates, Sylvan Lake, Alberta

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® #    | A2210543  |
| 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 | Central Vacuum, Walk-In Closet(s)  |
| 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        | Living Room, Stone, Wood Burning, Glass Doors  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

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

Foundation                Wood

**Additional Information**

Date Listed                April 10th, 2025  
Days on Market            28  
Zoning                      DC-50

**Listing Details**

Listing Office              Century 21 Maximum

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