

# \$289,900 - 28 45 Street Crescent, Sylvan Lake

MLS® #A2212280

**\$289,900**

4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.08 Acres

Palo, Sylvan Lake, Alberta

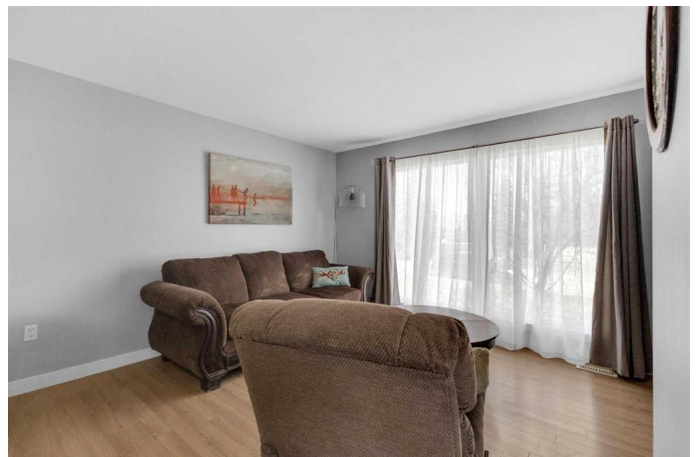
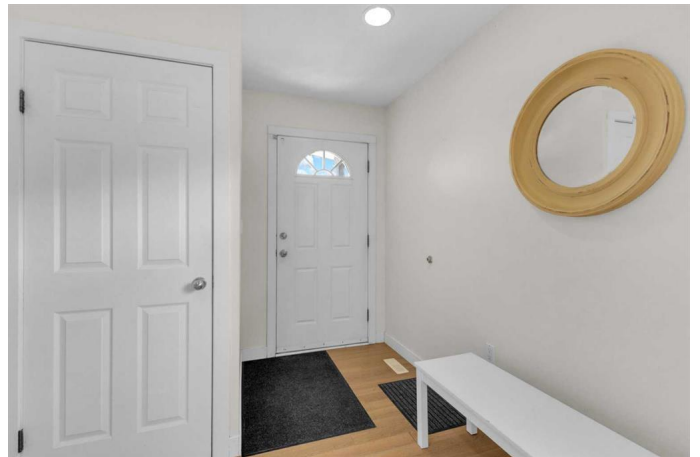
Welcome to 28 45 Street Crescent â€” a charming half duplex located in a quiet, family-friendly crescent in the heart of Sylvan Lake. This home offers the perfect blend of comfort, functionality, and location, making it ideal for first-time buyers, young families, or savvy investors.

Step inside to a bright and welcoming main floor, featuring a spacious living room with a large picture window that floods the space with natural light. The open-concept layout flows effortlessly into the updated kitchen, which boasts a generous island, ample cabinetry, and newer appliances including a fridge, stove, dishwasher, microwave, washer and dryer.

The main level hosts three well-sized bedrooms â€” perfect for children, guests, or a home office â€” along with stylish laminate flooring in select areas that adds a modern touch. Downstairs, youâ€™ll find a fully finished basement complete with a large fourth bedroom with a brand-new egress window, a large family room, a 4-piece bathroom, and abundant storage space.

Enjoy warm evenings in the fully fenced backyard that backs onto the scenic walking and biking path â€” a tranquil retreat with no rear neighbors.

With schools, parks, and everyday amenities just minutes away, this move-in ready home checks all the boxes. Donâ€™t miss your chance to own a fantastic property in one of Sylvan Lakeâ€™s most desirable



neighborhoods!

Built in 1978

### Essential Information

MLS® #	A2212280
Price	\$289,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	28 45 Street Crescent
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K7

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R2

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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