

# \$199,900 - 4607 46 Street, Sylvan Lake

MLS® #A2240782

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,484 sqft

Residential on 0.17 Acres

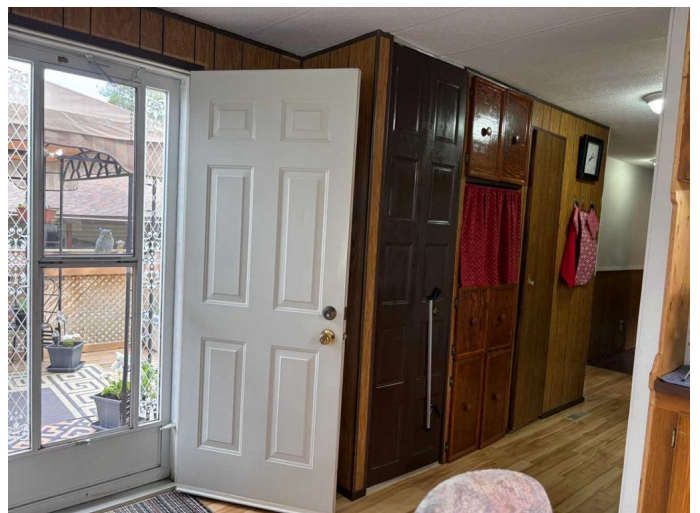
Palo, Sylvan Lake, Alberta

Located in the Palo subdivision of Sylvan Lake, just a few blocks from the beach, this double wide mobile home offers the rare benefit of owning your own 50x150 lot—NO LOT FEES!! With plenty of space inside and out, this property features 2 bedrooms, 2 full bathrooms, a bright kitchen, and a comfortable living room. A 14 X 34 addition provides extra living space or flexible use as a guest suite, office, or recreation area. The oversized double garage is perfect for year-round projects or secure parking. There's also room for your RV with designated parking. Whether you're looking for a full-time home or a weekend getaway close to the lake, this property offers outstanding value and flexibility in a prime location.

Built in 1975

## Essential Information

MLS® #	A2240782
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached



Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	4607 46 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Level, Wooded
Roof	Metal
Construction	Aluminum Siding
Foundation	None

### Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	R4

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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