

\$449,900 - 4633 48 Street, Sylvan Lake

MLS® #A2266478

\$449,900

4 Bedroom, 4.00 Bathroom, 1,623 sqft

Residential on 0.11 Acres

Central Core, Sylvan Lake, Alberta

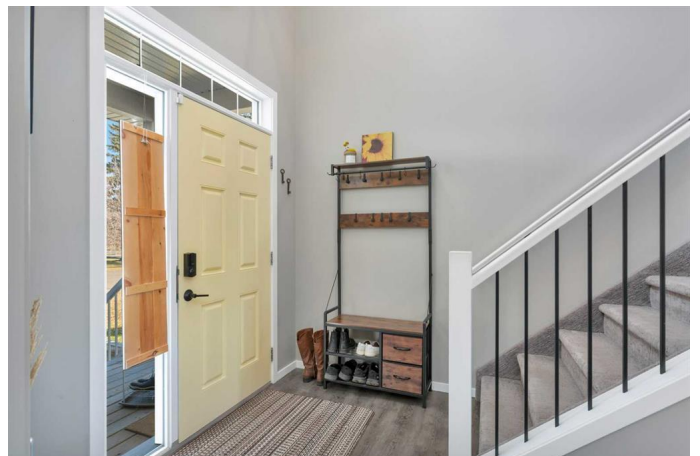
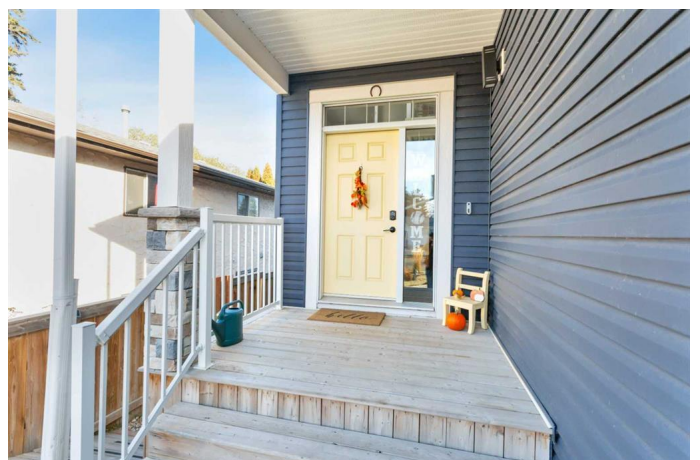
This bright and thoughtfully designed 2-storey home offers over 2,190 sq ft of total finished living space, including a fully developed basement, and is ideally located in one of Sylvan Lake's most charming and established neighborhoods. Rarely does a newer-built home come available in this mature, tree-lined area known for its larger lots and unbeatable walkability. Just a short walk brings you to the lakefront, beach, downtown shops, schools, and restaurants—everything Sylvan Lake has to offer is practically at your doorstep.

Inside, the open-concept main floor is enhanced by soaring 9-foot ceilings, creating an airy and spacious feel from the moment you enter. You're welcomed with a generous front foyer, a beautifully appointed kitchen with a large island, stainless steel appliances, and plenty of storage. The living and dining areas are bright and inviting—perfect for entertaining or cozy evenings at home. A convenient 2pc bathroom and mudroom off the garage complete the main level.

Upstairs, the large primary suite features a walk-in closet and private ensuite. Two additional bedrooms and a full 4pc bath provide flexible space for family, guests, or a home office.

The fully finished basement adds even more value with a generous rec room, fourth bedroom, 3pc bathroom, laundry area, and utility/storage space.

The backyard is a true highlight—a finished



outdoor space designed for both comfort and functionality. With multi-tiered decking, a hot tub, firepit, and thoughtfully placed raised garden planters for summer vegetables or flowers, itâ€™s perfect for both entertaining and quiet moments. The east-to-west exposure brings morning light and evening sun, and thanks to the generous lot size, thereâ€™s plenty of parking in the rear, in addition to the attached front-drive garage. With its ideal location, 9-foot ceilings, well-designed layout, and beautifully finished yard, this home truly delivers the best of both worldsâ€”modern living in a well-loved, walkable community. Bonus: this home has been professionally pre-inspected for your peace of mind. Move in with confidence knowing itâ€™s been thoroughly reviewed and well cared for.

Built in 2017

Essential Information

MLS® #	A2266478
Price	\$449,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,623
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4633 48 Street
Subdivision	Central Core

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L4

Amenities

Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached, Garage Faces Front
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	17
Zoning	R2

Listing Details

Listing Office	CIR Realty
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