

\$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

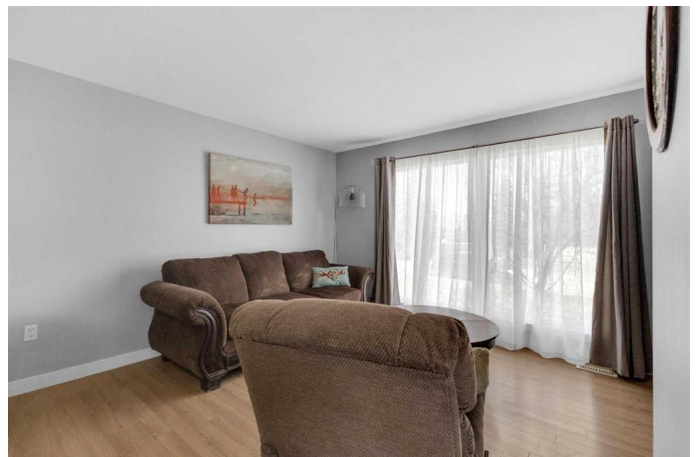
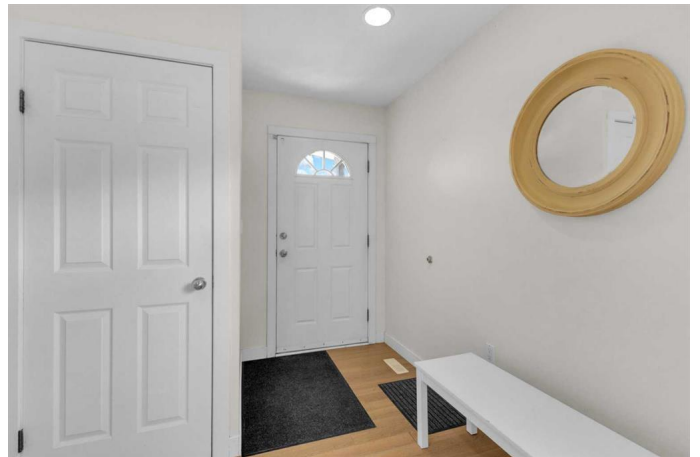
Welcome to 28 45 Street Crescent â€” a charming half duplex located in a quiet, family-friendly crescent in the heart of Sylvan Lake. This home offers the perfect blend of comfort, functionality, and location, making it ideal for first-time buyers, young families, or savvy investors.

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	1
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.