

# \$449,900 - 10 45 Streetcrescent, Sylvan Lake

MLS® #A2230711

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,126 sqft

Residential on 0.21 Acres

Palo, Sylvan Lake, Alberta

Charming Bungalow on a Massive Lot â€“ Garage Loverâ€™s Dream with RV Parking! This awesome little bungalow packs a big punch, sitting on a massive 9,200 sq ft lot surrounded by mature trees that offer both beauty and privacy. Whether you're looking for space to spread out, room for all the toys, or just a quiet place to call home, this one has it all!

Featuring 5 bedrooms, 3 up and 2 down, plus 2.5 bathrooms, includes a 2-piece ensuite off the primary bedroom. A nice open concept with living, dining and a nice size kitchen. Some updates are needed but live in ready and comes comfortably updated with a 2017 hot water tank and a 2006 furnace, giving peace of mind on the big-ticket items.

Out back, you'll find an oversized 26x26 double detached garage, perfect for the hobbyist, mechanic, or storage guru â€“ plus dedicated RV parking with plenty of room left over for play or gardening. This lot is a dream for outdoor lovers and those who need space both inside and out.

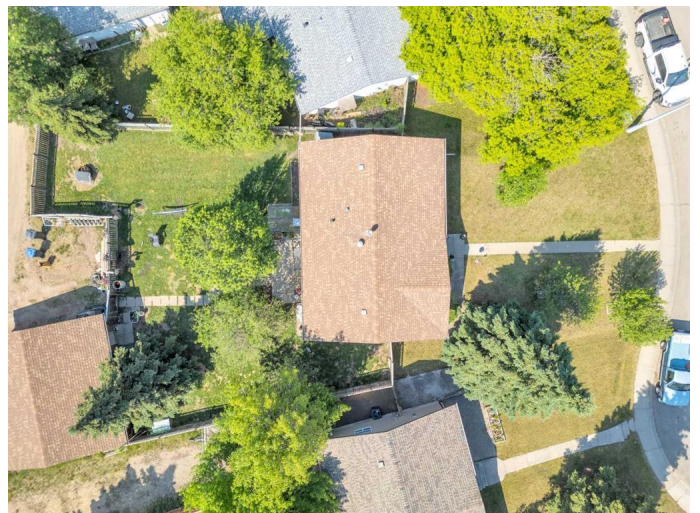
Affordable, functional, and full of potential â€“ this is the kind of property that offers value and versatility in one tidy package!

Built in 1977

## Essential Information

MLS® # A2230711

Price \$449,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,126       |
| Acres          | 0.21        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10 45 Streetcrescent |
| Subdivision | Palo                 |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S1W9               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Closet Organizers, See Remarks |
| Appliances        | None                           |
| Heating           | Forced Air, Natural Gas        |
| Cooling           | None                           |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Basement, Gas                  |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn, Pie |

|              |                 |
|--------------|-----------------|
|              | Shaped Lot      |
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R1              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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