

# \$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.

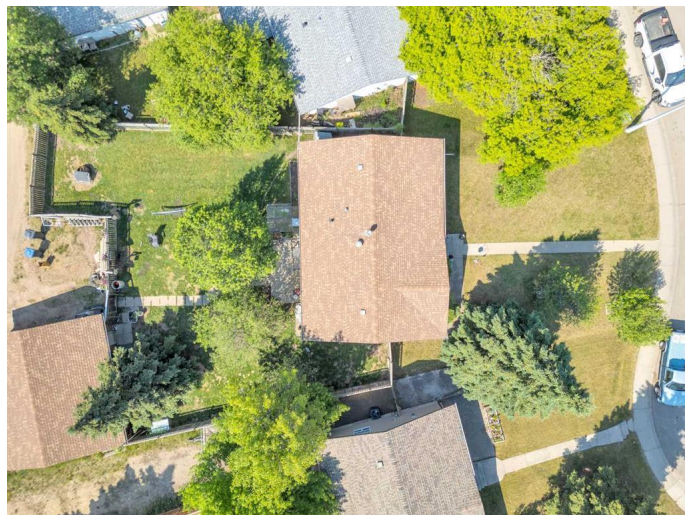
Affordable, functional, and full of potential â€“ this is the kind of property that offers value and versatility in one tidy package!

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	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Pie Shaped Lot,

	Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	25
Zoning	R1

### **Listing Details**

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

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.