

\$399,900 - 4734 50 Street, Sylvan Lake

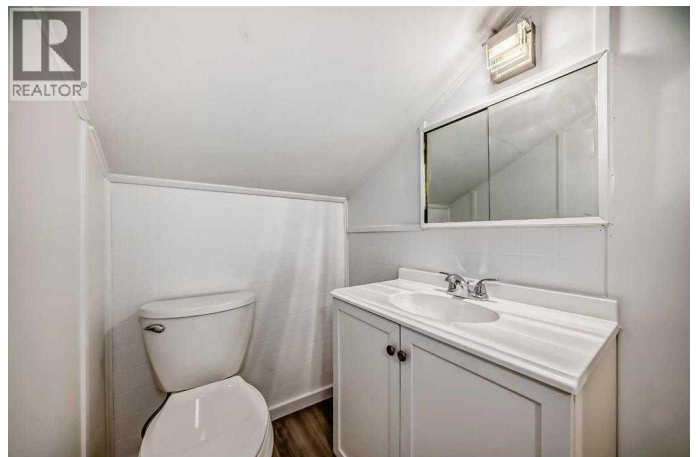
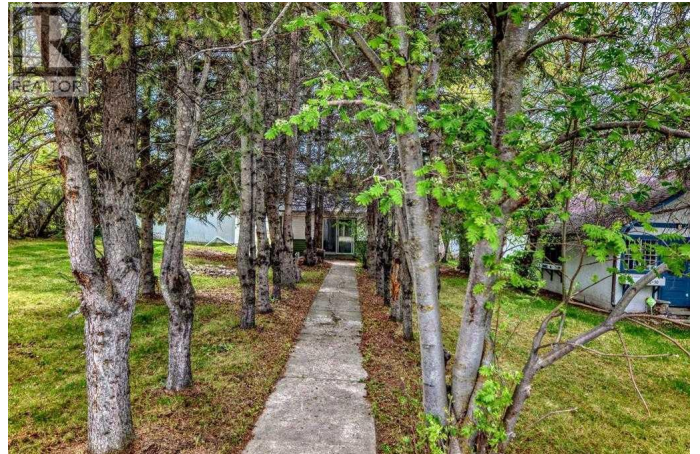
MLS® #A2252047

\$399,900

3 Bedroom, 2.00 Bathroom, 1,332 sqft
Single Family on 0.22 Acres

Downtown, Sylvan Lake, Alberta

Discover the perfect escape in this nicely updated cottage, featuring fresh renovations throughout, including new floors, and updated paint. The cabin includes two spacious bedrooms on the main floor, plus a third bedroom on the second floor complete with its own 2-piece ensuite, making it an ideal setup for children or guests. The expansive living room is designed for comfort, highlighted by a cozy wood-burning fireplace—perfect for gathering and creating lasting memories with family and friends. Just off the kitchen, a potential butler's pantry with rough-ins for a sink offers incredible convenience while preparing meals for your guests. Parking and storage will never be an issue with a double detached garage included! Outside, you'll find a generous 75 ft x 130 ft lot, comprised of three titled 25 ft lots, surrounded by mature trees that ensure privacy and tranquility. This outdoor space is a blank canvas, waiting for you to unleash your creativity—imagine building a beautiful deck to relax and soak in nature's beauty. In addition, the zoning allows for multifamily development and the possibility of commercial space with living quarters above—ideal for investors! While the current structure must be maintained, the potential for revitalization is immense. The cabin next door with a double lot is also available making this the an ideal combined lot for building only blocks from the lake! This charming cottage not only holds the promise of a perfect getaway but also presents an



exciting opportunity as an Airbnb rental.
It's move-in ready and seeking a new
owner ready to seize its potential! (id:6289)

Built in 1947

Essential Information

Listing #	A2252047
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,332
Acres	0.22
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4734 50 Street
Subdivision	Downtown
City	Sylvan Lake
Province	Alberta
Postal Code	T4S1G6

Amenities

Amenities	Golf Course, Playground, Schools, Shopping, Water Nearby
Features	Back lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Electric Other, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 1

Exterior

Exterior Wood siding
Foundation Block, See Remarks

Listing Details

Listing Office Royal LePage Network Realty Corp.



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