

# \$399,900 - 5037 48 Street, Sylvan Lake

MLS® #A2180743

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,529 sqft  
Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

Charming character home just steps from the lake! This is a rare chance to own a property in Sylvan Lake's desirable cottage and downtown district. The front enclosed porch is perfect for sipping your morning coffee. Step inside and admire the unique features with open living room and brick facing fireplace. Featuring three bedrooms and two full bathrooms, it's perfect for families or hosting guests. Its close proximity to the beach makes it a popular summer rental, offering excellent income potential. The back lot is subdivided off and has future plans for a duplex. You'll also love the character and history of this incredible location. Zoned Central Residential 2 (RC2), the property offers exciting development possibilities, including the option to build a duplex or a larger three-storey structure. Whether you're dreaming of a custom home or maximizing rental income, this property offers endless potential.

Built in 1905

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2180743  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,529     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 1905        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5037 48 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1C6         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Parking Pad, On Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Storage   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Brick Facing, Wood Burning                               |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Landscaped, Level, Other, Private, Subdivided |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed  |
| Foundation        | Other  |

### **Additional Information**

Date Listed December 5th, 2024

Days on Market 119

Zoning RC2

## **Listing Details**

Listing Office KIC Realty

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