

\$369,999 - 5003 40 Street, Sylvan Lake

MLS® #A2204882

\$369,999

2 Bedroom, 1.00 Bathroom, 953 sqft
Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Charming 1930s Cottage â€“ Steps from
Sylvan Lake!

Step into a piece of history with this
enchancing 1930s cottage, nestled just one
block from the shimmering waters of Sylvan
Lake and its scenic parks. This home exudes
warmth and character, offering the perfect
blend of vintage charm and a prime
resort-town location.

Inside, youâ€™ll find original hardwood floors
and beautifully varnished wood panel walls,
creating a cozy, timeless atmosphere. The
built-in kitchen table and dining area add to the
homeâ€™s nostalgic appeal, making every
meal feel like a cherished tradition. With two
inviting bedrooms, one full bath, and an
unfinished basement brimming with potential,
this home is ready for your personal touch.

Property Highlights: Authentic 1930s character
with original hardwood & rich wood paneling,
Prime location â€“ 1 block to Sylvan Lake &
park,
Charming built-in kitchen table & dining room,
Unfinished basement, New foundation done in
the 80'sâ€“ potential for expansion or storage,
,Perfect for year-round living, a weekend
retreat, or investment property.

Whether you're looking for a cozy lakeside
getaway or a charming full-time residence, this
rare cottage gem wonâ€™t last long.



Don't miss your chance to own a piece of
Sylvan Lake history!

Built in 1935

Essential Information

MLS® #	A2204882
Price	\$369,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	953
Acres	0.07
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5003 40 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Other
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	March 23rd, 2025
Days on Market	11
Zoning	R5

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.