



4734 50 Street  
Sylvan Lake, Alberta

MLS # A2252047



**\$399,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Many Trees, Private		

<b>Heating:</b>	Electric, Fireplace(s), Space Heater, Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	DC-50
<b>Foundation:</b>	Block, Combination, Other	<b>Utilities:</b>	-
<b>Features:</b>	Primary Downstairs		

**Inclusions:** NA

Uncover a high-potential development site in a prime lakeside location. This 9728sq ft parcel offers immediate flexibility a multi family project. The Opportunity: Flexible Zoning: Current zoning allows for multifamily development or a commercial/residential mix (commercial on main, living quarters above). Expansion Potential: The adjacent double-lot property is also available, providing the rare chance to assemble a large 5-lot consolidated site just blocks from the water. Revenue While You Plan: The existing 3-bedroom structure has been freshened with new flooring and paint, making it a turnkey holding property. It is perfectly suited for a short-term rental (Airbnb) or long-term lease to offset carrying costs during the permitting and design phase. The Site: Lot Size: 75 ft x 130 ft total. Servicing: Double detached garage already on site. Location: High-visibility/high-demand area within walking distance to the lake. This is a land-value play with the added benefit of a functional, move-in-ready building to bridge the gap to construction.