



GRASSROOTS

REALTY GROUP

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**5005 43 Street E
Sylvan Lake, Alberta**

MLS # A2296502

\$599,000



Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Boat, Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES. Single Family Home
Foundation:	Other	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Your Summer escape or a cozy place to call home year around! The COTTAGE AREA is one of the best locations in Sylvan Lake! Bring the RV, boat, and paddle boards and start enjoying lake life. This 1439 sf bungalow - 3 bedroom -2 bathroom home is perfect for a fun seeking family , located just 1 block from the lake and within walking distance to restaurants, shopping, ice cream shops, and beach activities. The home has a spacious kitchen, open to the living room, and an additional family room with a wood burning stove. Enjoy your morning coffee on the front verandah or host a BBQ on the back deck. The property sits on 2 large 30' x 125' lots, offering plenty of space to park an RV, or boat beside the house. The detached 24.6' x 26' garage has parking for 1 vehicle, golf cart, and extra storage. An excellent opportunity for buyers looking to update and personalize a home in a great location. Hey golfers!! Checkout the new golf cart routes in Sylvan Lake!