



5228 50B Avenue
Sylvan Lake, Alberta

MLS # A2302608



\$624,900

Division:	Central Core		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Drive Through, Front Drive, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Level, Private, Treed		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Full

LLD: -

Exterior: Log

Zoning: RWV

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings

Inclusions: None

Situated on a spacious 9,750 sq/ft lot in the desirable West Village neighbourhood of Sylvan Lake, this unique property offers exceptional versatility and charm. The 1,208 sq/ft 1971 "log kit" bungalow is paired with a newer (2016) 921 sq/ft triple garage topped by a 1,104 sq/ft legal suite. The bungalow features two bedrooms plus an office with a closet, easily convertible back into a third bedroom. Warm log interior walls create a cozy, rustic ambiance throughout. Recent upgrades include a renovated main floor bathroom, new laminate flooring, and a new dishwasher. The largely undeveloped basement adds even more value, with a newly added bathroom and 1,062 sq/ft of potential additional living space. The garage is thoughtfully designed with a spacious entry, two separate parking areas—including a tandem drive-through bay—and a 7' x 13' storage room with its own garage door. Garage doors are oversized to accommodate pickups. The main level also includes a convenient half bath, mudroom, generous foyer, and laundry area. Upgrades include in floor and domestic heat provided by boiler system, and reinforced concrete throughout. Above the garage, the bright and spacious one-bedroom legal suite features a den, ensuite bath, and abundant natural light. Exterior blind system and triple pane windows control heat and cold. Step out onto the private balcony to take in beautiful Sylvan Lake sunsets. With ample parking—including a double paved front driveway, drive-through garage access, and rear parking for four vehicles—this property is as practical as it is appealing. Mature landscaping enhances the setting, and the location is unbeatable: just 700 feet to the lakeshore at Lakefront Park or 700 feet to the golf course. Whether you're looking for a summer retreat or full-time residence, this

home offers outstanding potential. Enjoy everything Sylvan Lake has to offer, year-round.