



5014 43 Street
Sylvan Lake, Alberta

MLS # A2304315



\$655,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R5
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Gas Dryer, Furniture, Linen & Dishes, Art on the Wall, 1 mini fridges, Back Deck patio table and 6 chairs, garden tools, tool box with tools, , all lamps inside

Rare double lot just steps from the beach in one of Sylvan Lake's most sought after cottage communities. Whether you're searching for the perfect family getaway, year round lake home, investment property, or vacation rental opportunity, this property offers the lifestyle buyers dream about in Sylvan Lake. Located within walking distance to the lake, marina, restaurants, shopping, and downtown amenities, this fully furnished property is move in ready and packed with features that are increasingly hard to find. The spacious double lot provides exceptional outdoor space, room for entertaining, parking for boats and RVs, and the flexibility buyers are looking for in a recreational property. Inside, you'll find a bright and welcoming living space with vaulted ceilings, large windows, and an open concept layout designed for gathering with family and friends. The kitchen offers plenty of workspace and storage, while the comfortable living and dining areas create the perfect setting for relaxing after a day at the beach. The outdoor living space is ideal for summer evenings, morning coffee, and hosting guests after long lake days. Whether you're looking for a weekend escape from Calgary or Edmonton, a full time residence near the water, or an income generating short term rental style property, this home offers outstanding versatility and value. Properties with this location, lot size, parking capacity, and walkability to Sylvan Lake rarely become available. A true opportunity to own a piece of one of Central Alberta's most desirable lake communities.