



**5014 43 Street
Sylvan Lake, Alberta**

MLS # A2304315



\$695,000

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

Sylvan Lake vacation home just steps from the beach and lakefront. If you've been looking for a place in Sylvan Lake where you can truly enjoy lake life year round, this property is worth a closer look. Tucked into a highly desirable location within walking distance to the beach, restaurants, and local shops, it offers the kind of lifestyle people come to Sylvan Lake for. Set on a rare double lot, there's no shortage of space here. You'll immediately notice the ample front and rear parking, making it easy to accommodate guests, boats, RVs, or trailers without feeling crowded. Whether you are hosting family for the weekend or planning longer stays, the setup is both practical and hard to find. Inside, the home has a comfortable and functional layout with a bright main living area highlighted by vaulted ceilings. The second level overlooks the living space, adding character while keeping everything connected. With four bedrooms spread throughout the home, there is flexibility for families, guests, or even a home office if needed. The kitchen and dining area flow naturally to the covered back deck, creating an easy transition for outdoor living during the warmer months. The backyard offers privacy and a relaxed setting, complete with a firepit area that is perfect for winding down in the evenings. Downstairs, the fully developed basement adds even more usable space with a family room, bar area, and an additional bedroom. It works well for entertaining or giving guests their own space. The laundry area includes both gas and electric hookups, giving you options depending on your preference. The heated and insulated garage, central vacuum, and mature landscaping all add to the overall comfort and functionality of the home. What really makes this property stand out is the location. Being this close to Sylvan Lake's waterfront, while still having

the space of a double lot, is something that doesn't come up often. Whether you are searching for a full time residence, a weekend getaway, or a property with strong rental potential, this home checks a lot of boxes. Sylvan Lake continues to be one of Central Alberta's most popular destinations for vacation properties, and opportunities like this are becoming harder to find.