



**5028 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2306143**

**\$715,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, City Lot, Lake, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** NA

Welcome to the charm and character of this LOVELY LAKE HOME. A RARE OPPORTUNITY for an incredible real estate investment. The location is ideal, just steps from the sandy shores of Sylvan Lake. Spend your free time strolling down Lakeshore Drive, dine at the delicious local restaurants, or just sit and watch a wonderful sunset. The front of this fabulous two-story features a symmetrical design showcasing dormer windows and classic curb appeal. Great your guests with an invitation on to the expansive veranda that leads to the large entryway. Once inside you will enjoy the open floor plan and lovely laminate flooring throughout. The large living room offers the cozy comfort of a beautiful gas fireplace and beams of natural light through the pretty picture window. This main level boasts two generous bedrooms and a 4-piece bathroom. The kitchen features warm wood cabinetry with a peninsula prep space and newer appliances. You will enjoy dining inside or lounging on the large rear veranda during those warm Summer evenings. The backyard provides plenty of space for entertaining and play with partial fencing and a tiered patio. The double detached garage offers shelter for your vehicles and storage for lawn equipment. Back inside, head up the handsome open staircase and admire the 12 foot vaulted ceilings of the second level. The primary bedroom is spacious and spectacular with the angled accents of the ceiling and the dormer window with its wonderful views of the lake! The second bedroom boasts the same eye-catching charm. A 3-piece bathroom completes this upper space. All bedrooms offer blackout blinds, perfect for privacy and sleepy mornings. Central AC keeps this home comfortable during the hot summer days. The partially finished basement awaits your final touches. Laundry can also we found on this lower level. Sump Pump

recently updated. This home has been operated as a successful vacation rental since 2023. Rated "Top 5% loved by guests"! Begin your personal life at the lake or invest in this incredible revenue opportunity!