



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5024 45 Street
Sylvan Lake, Alberta

MLS # A2308753



\$1,199,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot, Standard Shape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Updated Virtual Tour * Discover the perfect blend of luxury and charm in this executive modern farmhouse, just steps from the beautiful beaches of Sylvan Lake and the quaint downtown area. This 3-bedroom, 3-bathroom, 2-story home offers spacious living with an open floor plan that showcases high-end finishes throughout. From the stunning granite countertops to the beautiful engineered hardwood flooring, every detail has been meticulously chosen to impress. The large heated double garage includes a legal 1-bedroom suite above it. The basement, complete with its own separate entrance, is undeveloped and ready for customization, offering endless possibilities. Modern comfort is ensured with a new high-efficiency air conditioner, while a natural gas-operated Generac standby generator provides peace of mind. Built with hardy board siding, this home is designed to last, standing up to the highest standards of quality and durability. Situated within walking distance to Sylvan Lake's vibrant beaches, this property has not only been a dream home but also a successful short-term rental over the summer, fully booked and receiving excellent reviews. Whether you're seeking a full-time residence or a seasonal retreat, this property offers both luxury and investment potential. Don't miss the opportunity to experience this exceptional home—schedule your viewing today!