



GRASSROOTS

REALTY GROUP

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**5016 34 Street
Sylvan Lake, Alberta**

MLS # A2310576



\$649,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,299 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Slab	Utilities:	-
Features:	Jetted Tub		

Inclusions: storage shed

A rare opportunity in Sylvan Lake's iconic Cottage Area—where charm, location, and lifestyle come together. Just steps from the beach, lakefront pathways, downtown shops, restaurants, and everything that makes Sylvan Lake so special, this beautifully designed 3 bedroom, 3 bathroom home is tucked into one of the community's most coveted neighborhoods. From the moment you arrive, you'll appreciate the incredible functionality this property offers—complete with an attached garage, rear alley access, RV parking, and extensive off-street parking... a true rarity in the Cottage Area. Inside, the home offers a bright and welcoming layout with spacious living areas designed for both entertaining and everyday comfort. The primary retreat is a standout feature, offering a private 4-piece ensuite plus direct access to the backyard—your own peaceful escape after a day at the lake. Upstairs, two additional bedrooms provide room for family or guests, while the impressive third-floor loft adds a whole new level of versatility. Whether you envision a media room, games space, kids' retreat, home office, guest hideaway, or creative studio—this incredible bonus space adapts to your lifestyle. Outside, enjoy the privacy and convenience of your own yard with rear lane access, plenty of room for vehicles, lake toys, and guests. Properties offering this much flexibility, parking, and living space in Sylvan Lake's most sought-after neighborhood are a rare.