



GRASSROOTS
REALTY GROUP

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5307 48 Avenue
Sylvan Lake, Alberta

MLS # A2328824



\$614,700

Division:	Downtown		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,432 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Double Garage Attached		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Stove, Washer, Dryer, Garage Door Control(s), Shed

WOW! Come and experience a half-acre property right in the town of Sylvan Lake! This corner lot offers ample parking, faces the lake, and features minimal sidewalk to shovel. Step into this spacious 4-level split with a large living room and dining area complete with hardwood flooring, a cozy wood-burning fireplace, and large windows that fill the space with natural light. Upstairs, you'll find two bedrooms with good closet space along with a 4-piece bathroom featuring a new sink. The lower level includes another generously sized bedroom and a 3-piece bath, while the lowest level boasts a newly renovated family room with beautiful vinyl plank flooring and an additional wood-burning fireplace. The attached double garage provides easy access to the large laundry room, which has been updated with new flooring, a new washing machine, cupboards, and plenty of counter space. Additional upgrades throughout the home include a new hot water tank, new lino and toilet in the downstairs bathroom, new lighting, and a newer sewer line for added peace of mind. Outside, enjoy the newly poured concrete at the front along with a brand-new front step. There is room for everyone in this unique home, located just minutes from the marina, golf course, restaurants, and shopping. The property is currently on a well, with city water connection planned for 2027. Enjoy the sprawling yard complete with fruit trees and an outdoor brick fireplace—perfect for relaxing or entertaining.