



GRASSROOTS
REALTY GROUP

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5005 43 Street E
Sylvan Lake, Alberta

MLS # A2329272



\$565,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Boat, Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES. Single Family Home
Foundation:	Other	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: hot tub "as-is"

The COTTAGE AREA in Sylvan Lake! 1439 sf bungalow - 3 bedroom -2 bathroom home, is perfect for a fun seeking family, located just 1 block from the lake and within walking distance to restaurants, shopping, ice cream shops, and beach activities. The home has a spacious kitchen, open to the living room, and an additional family room with a wood burning stove. Enjoy your morning coffee on the front verandah or host a BBQ on the back deck. The property sits on 2 large 30' x 125' lots, offering plenty of space to park an RV, or boat beside the house. The detached 24. x 26' garage has parking for 1 vehicle, golf cart, and extra storage. An excellent opportunity for buyers looking to update and personalize a home in a great location.