



GRASSROOTS
REALTY GROUP

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5224 50 Avenue
Sylvan Lake, Alberta

MLS # A2331062



\$359,900

Division:	Central Core		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,679 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Tandem		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Irregular Lot, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	WEST VILLAGE DISTRICT
Foundation:	Block	Utilities:	-
Features:	Laminate Counters		

Inclusions: FRIDGE, STOVE, MICROWAVE HOOD FAN, WASHER, DRYER

Location is everything, and this one delivers. Ideally situated just a few blocks from Sylvan Lake's waterfront, this inviting 3 bedroom, 1.5 storey home places you within walking distance of the beach, vibrant downtown, the popular Friday Farmers' Market, and Sylvan Lake's extensive winding trail system. Designed for comfortable living, the home features spacious gathering areas - a large dining room, main floor laundry, family room, living room, and generous entry. Outside, the oversized front yard creates a rare outdoor space to enjoy, complemented by convenient RV or extra parking. Whether you're searching for a full time home or a summer getaway, this home offers the perfect blend of comfort, space, and location.