



GRASSROOTS
REALTY GROUP

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5127 50 A Avenue
Sylvan Lake, Alberta

MLS # A2333417



\$399,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,561 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RWV
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Window Coverings, Central Vac & Attachments, Gas BBQ

Welcome to this spacious 1,580 sq. ft. bungalow offering the perfect combination of comfort, character, and an unbeatable location. Situated in the heart of downtown and just 1.5 blocks from the lake, marina, golf course, shopping, restaurants, and everyday amenities, this 3-bedroom, 2-bathroom home is ideal for year-round living or a weekend retreat. The bright, open-concept floor plan is centered around an impressive 25' x 20' great room creating a warm and inviting gathering space. The functional kitchen is designed with entertaining in mind, complete with a large island, walk-in pantry, ample cabinetry, and a unique copper sink that adds character. Recent updates include fresh paint and a newer furnace and ductwork for added comfort and efficiency. Step outside to enjoy the huge covered patio overlooking a private, fully fenced backyard with mature trees—perfect for relaxing, entertaining, or enjoying summer evenings. A detached single-car garage completes this exceptional property. Whether you're looking for a full-time residence or vacation getaway, this home offers an outstanding lifestyle in one of the area's most desirable locations.