



GRASSROOTS
REALTY GROUP

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5011 38 Street
Sylvan Lake, Alberta

MLS # A2336595



\$475,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	811 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	None	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Wood Stove in house, wood stove on deck, accessory building

Live the lake life just 12¹/₂ block from the beach! From morning walks by the water to summer afternoons in the yard, this charming Sylvan Lake bungalow puts you right in the heart of it all. Inside, the bright & welcoming main floor features vaulted ceilings, spacious living areas, 2 bedrooms, and convenient main floor laundry. The generous lot also offers back lane access, RV parking, and a detached garage. With the beach practically at your doorstep and shopping, schools, parks, and local amenities close by, this is your chance to enjoy everything Sylvan Lake has to offer. Bring the whole family, make summer memories, and embrace the lake lifestyle in a location that's hard to beat!