



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5025 47 Street
Sylvan Lake, Alberta

MLS # A2345370



\$540,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	960 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Central, Natural Gas, Wood Stove
Floors:	Vinyl Plank
Roof:	Metal
Basement:	None
Exterior:	Aluminum Siding , Stone, Wood Frame
Foundation:	Slab
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	W-DC
Utilities:	-

Inclusions: N/A

Discover an incredible lakeside retreat or versatile residential home in the heart of Sylvan Lake! The Old West Cabin combines timeless rustic charm with modern comfort, located just a 3-minute stroll from the beach, vibrant local dining, boutique shops, and seasonal attractions. Spacious Living: Features 2 well-appointed bedrooms plus a versatile multi-purpose flex space—ideal for home office use, extra host space, or creative hobbies. Outdoor Oasis: Nestled on a beautifully low maintenance landscaped lot featuring a private gazebo and hook up for a hot tub—perfect for outdoor entertaining or peaceful morning coffee. Character & Location: Warm wooden finishes, thoughtful details, and an unbeatable location close to everything Sylvan Lake has to offer. Whether you're looking for a cozy full-time home, a private seasonal getaway, or a versatile addition to your real estate portfolio, this property offers incredible location, character, and potential.