



GRASSROOTS
REALTY GROUP

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3513 50 Avenue
Sylvan Lake, Alberta

MLS # A2348042



\$439,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Driveway, Off Street, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Greenbelt, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Natural Woodwork, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Window Coverings

Just one block to the water in Sylvan Lake's Cottage Area, this bungalow has been updated from top to bottom in the last 3 years. New windows, new walls, new floors, and new siding give it a fresh start inside and out. All appliances have been replaced and a Murphy bed in the 3rd bedroom gives extra space when needed. The home has 3 bedrooms, a full bathroom, a kitchen and a living room with a wood burning fireplace. Outside, enjoy a new front deck, a new rear deck, a rebuilt shed (could be used as a bunk house for extra guests), a newly paved driveway, and a fully fenced backyard. The beach, the boardwalk, and Lakeshore Drive are all a short walk away. Enjoy it all year or save it for weekends at the lake.