



GRASSROOTS
REALTY GROUP

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5036 51A Street
Sylvan Lake, Alberta

MLS # A2350689



\$474,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Drive Through, Driveway, Off Street, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	W-DC
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed, 2 Portable A/C units

Single-Family house in downtown Sylvan Lake, a short walk to the lake, marina and main street. This 2,017 sq ft two-storey sits on 2 - 25 x 115 lots zoned WDC with back lane access, a large gravel driveway and RV pad. Four bedrooms, two full bathrooms, a big eat-in kitchen, a main floor living room and a second floor family room set up as a games room. The home sleeps ten and is sold fully furnished, with furniture, beds, games and TVs negotiable in the sale. The current owner holds an active Short Term Accommodation Rental (STAR) agreement with the Town and the property has a strong booking history (\$50,000 + per year) with summer dates already reserved for 2027 (which can be transferred or released by the new owner). Updates under current ownership include a full Blueskin foundation wrap, screw piles at the front and rear landings, electrical inspection with upgraded outlets, furnace servicing, portable AC units, new trees and a complete interior and exterior repaint. Shed and firepit area in the yard. A turnkey income property, a large family home close to the beach, or a downtown lot with future multi-family potential. Buyers to confirm STAR transfer requirements with the Town of Sylvan Lake.