

**4734 50 Street**  
**Sylvan Lake, Alberta**

**MLS # A2252047**



**\$399,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,332 sq.ft.                                 | <b>Age:</b>   | 1947 (78 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Many Trees, Private |               |                   |

|                    |                                                    |                   |       |
|--------------------|----------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Electric, Fireplace(s), Space Heater, Wall Furnace | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Vinyl                                              | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Crawl Space, Partial                               | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Wood Siding                                        | <b>Zoning:</b>    | DC-50 |
| <b>Foundation:</b> | Block, Combination, Other                          | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Primary Downstairs                                 |                   |       |

**Inclusions:** NA

Discover the perfect escape in this nicely updated cottage, featuring fresh renovations throughout, including new floors, and updated paint. The cabin includes two spacious bedrooms on the main floor, plus a third bedroom on the second floor complete with its own 2-piece ensuite, making it an ideal setup for children or guests. The expansive living room is designed for comfort, highlighted by a cozy wood-burning fireplace—perfect for gathering and creating lasting memories with family and friends. Just off the kitchen, a potential butler's pantry with rough-ins for a sink offers incredible convenience while preparing meals for your guests. Parking and storage will never be an issue with a double detached garage included! Outside, you'll find a generous 75 ft x 130 ft lot, comprised of three titled 25 ft lots, surrounded by mature trees that ensure privacy and tranquility. This outdoor space is a blank canvas, waiting for you to unleash your creativity—imagine building a beautiful deck to relax and soak in nature's beauty. In addition, the zoning allows for multifamily development and the possibility of commercial space with living quarters above—ideal for investors! While the current structure must be maintained, the potential for revitalization is immense. The cabin next door with a double lot is also available making this the an ideal combined lot for building only blocks from the lake! This charming cottage not only holds the promise of a perfect getaway but also presents an exciting opportunity as an Airbnb rental. It's move-in ready and seeking a new owner ready to seize its potential!