



780-978-5674

joshuaboyne@hotmail.com

4732 52 Street Sylvan Lake, Alberta

MLS # A2257726



\$349,900

Division:	Central Core				
Type:	Residential/House				
Style:	Bungalow				
Size:	565 sq.ft.	Age:	1949 (76 yrs old)		
Beds:	1	Baths:	1		
Garage:	Single Garage Detached				
Lot Size:	0.15 Acre				
Lot Feat:	Back Lane, Back Yard, Corner Lot, Many Trees				

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: n/a

Excellent investment opportunity with strong rental potential in Sylvan Lake! This 1 bedroom plus den, 1 bathroom bungalow sits on a huge, mature corner lot (6478sf per town!) a block from the Sylvan Lake trail system. The home features a partial basement with a developed rec room, laundry area, and plenty of storage space. A detached garage, convenient paved asphalt driveway, and abundant off street parking make this property easy to access and practical for everyday living. Just when you think the yard ends at the fence line, it extends even further(!) offering more outdoor space than expected. Located just south of the tracks, with quick access to the lake and town amenities, this home is highly attractive for renters and long term ownership. Downsizers will appreciate the simplified and manageable living footprint without sacrificing privacy or spacious outdoor surroundings - all in a serene neighborhood. Many mature trees provide privacy and character, while the rear laneway and large lot size adds flexibility for future development and building options. With its generous lot size, desirable quiet location, and rental appeal, this property is a smart opportunity in Sylvan Lake!