

5023 36 Street
Sylvan Lake, Alberta

MLS # A2264251



\$609,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,240 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: Window AC unit. This property is offered turn key - furniture/patio furniture, household items including the kitchen items, linens & some decor items.

This is a rare opportunity to own a charming 1.5-storey home just half a block from the beach in Sylvan Lake's most desired Cottage Area. Enjoy a relaxed lakeside lifestyle in this beautiful property — perfect as a year-round home, a family retreat, or a turnkey short term rental investment. The main floor features an inviting open-concept layout with soaring vaulted ceilings and large windows that flood the space with natural light, creating a bright and grand feel throughout the kitchen, dining, and living areas. A 4-piece bathroom and convenient main-floor bedroom complete this level. Upstairs, the upper level offers two spacious bedrooms and a 2-piece bathroom, ideal for family, kids, or guests. There's also a crawlspace for extra storage, home to the new hot water tank (2023), furnace, and sump pump. Currently operating as a short-term rental, this property is being sold fully furnished, including all household items (minus the staging decor)— truly turnkey and income-ready from day one! The backyard is an entertainer's dream with a large deck, string lighting, a cozy firepit area, alley access, and plenty of parking — the perfect spot to unwind after a day at the beach. Just steps to the lake, shoreline, and walking paths, this property offers the relaxed lake lifestyle you've been waiting for — combined with an excellent investment opportunity in one of Sylvan's most desirable areas. Beautifully decorated and move-in ready — this home is the complete package!