

# \$384,500 - 5037 48 Street, Sylvan Lake

MLS® #A2180743

**\$384,500**

3 Bedroom, 2.00 Bathroom, 1,529 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

Charming character home just steps from the lake! This is a rare chance to own a property in Sylvan Lake's desirable cottage and downtown district. The front enclosed porch is perfect for sipping your morning coffee. Step inside and admire the unique features with open living room and brick facing fireplace. Featuring three bedrooms and two full bathrooms, it's perfect for families or hosting guests. Its close proximity to the beach makes it a popular summer rental, offering excellent income potential. The back lot is subdivided off and has future plans for a duplex. You'll also love the character and history of this incredible location. Zoned Central Residential 2 (RC2), the property offers exciting development possibilities, including the option to build a duplex or a larger three-storey structure. Whether you're dreaming of a custom home or maximizing rental income, this property offers endless potential.

Built in 1905

## Essential Information

MLS® #	A2180743
Price	\$384,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,529



Acres	0.10
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5037 48 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C6

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, On Street

### **Interior**

Interior Features	Storage, Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Level, Landscaped, Other, Private, Subdivided
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	136
Zoning	RC2

**Listing Details**

Listing Office	KIC Realty
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