



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4444 50 Street  
Sylvan Lake, Alberta

MLS # A2225554



**\$775,000**

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated, Off Street		
Lot Size:	1.00 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	29-38-1-W5
Exterior:	Composite Siding	Zoning:	DC-50
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, 2 storage sheds, guest house, barn, garage door opener & 1 control.

Incredible property in the heart of Sylvan Lake. This 1 acre lot is beautifully landscaped with mature trees and a park-like yard. The home is in fantastic condition and is very open with tons of windows looking out onto the yard and has had extensive renovations over the years. The living room features a wood burning fireplace with a feature wall and oak hardwood flooring. The hardwood carries into the kitchen that has white cabinets w/ full tile backsplash, quartz countertops, raised eating bar, stainless steel appliances, gas range/electric oven and a bayed window area. From this area you look out into the screened porch, which is enhanced with the backdrop of the back yard. There are 3 bedrooms (the primary is quite large) and 2 baths; one has a custom 3 pce tile & glass shower w/ double sinks, linen closet, a vaulted tiled ceiling, and the other bathroom has a soaker tub & custom tiling. The yard is phenomenal. It's private, surrounded by trees, it has a guest/ bunk house for company, a barn-style workshop with a wood burning airtight stove, greenhouse, lots of storage and a garden shed. Just walk through this park-like yard and you will be amazed. The home has a copper penny tone roof (2019), hardi board siding, triple glazed vinyl windows and a heated double garage. Investors! This 104x417 lot could be a prime location for re-development.