



GRASSROOTS
REALTY GROUP

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

5003 40 Street
Sylvan Lake, Alberta

MLS # A2225623



\$329,999

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1935 (90 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R5
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Charming Cottage & Steps from Sylvan Lake! Step into a piece of history with this enchanting cottage, nestled just one block from the shimmering waters of Sylvan Lake and its scenic parks. This home exudes warmth and character, offering the perfect blend of vintage charm and a prime resort-town location. Inside, you'll find original hardwood floors and beautifully varnished wood panel walls, creating a cozy, timeless atmosphere. The built-in kitchen table and dining area add to the home's nostalgic appeal, making every meal feel like a cherished tradition. With two inviting bedrooms, one full bath, and an unfinished basement brimming with potential, this home is ready for your personal touch. Property Highlights: Authentic character with original hardwood & rich wood paneling, Prime location & 1 block to Sylvan Lake & park, Charming built-in kitchen table & dining room, Unfinished basement, New foundation done in the 80's & potential for expansion or storage, ,Perfect for year-round living, a weekend retreat, or investment property. Whether you're looking for a cozy lakeside getaway or a charming full-time residence, this rare cottage gem won't last long. Don't miss your chance to own a piece of Sylvan Lake history!