



**GRASSROOTS**  
REALTY GROUP

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5014 43 Street  
Sylvan Lake, Alberta

MLS # A2231160



**\$725,000**

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R5
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Gas Dryer, Furniture, Linen & Dishes, art on the wall, 2 mini fridges, Back deck patio table and 6 chairs, BBQ, patio furniture cushions and storage box on deck, floaters and beach toys in garage, hammock, 2 bikes, lawnmower, garden tools, tool box with tools, Chairs around fire table off deck, stainless steel propane heater, propane fireplace, all lamps inside.

Welcome to your ideal year-round escape, just steps from the shoreline in the heart of Sylvan Lake. Nestled on a rare and spacious double lot, this warm and inviting home offers a unique blend of comfort, character, and unbeatable location. From the moment you arrive, you'll appreciate the generous front and rear parking options, perfect for hosting guests or accommodating lake life toys and trailers. Step inside to a thoughtfully designed interior that blends functionality with personality. Vaulted ceilings in the main living room create a bright, airy atmosphere, while the second floor overlooks this central space, adding architectural charm and a sense of openness. With four total bedrooms—two upstairs, one on the main level, and another downstairs—this home easily accommodates families, guests, or even a home office setup. The kitchen and dining spaces are warm and welcoming, leading out to an expansive, covered back deck. Whether you're hosting a summer barbecue or sipping coffee on a rainy morning, the deck provides the perfect setting year-round. Just beyond, a cozy backyard firepit area with colorful Adirondack chairs invites you to unwind and enjoy long evenings under the stars. The fully developed basement offers additional living space with a comfortable family room, a charming bar area, and a fourth bedroom. The laundry area is located here as well and features a washer and gas dryer, with both gas and electric hookups in place for convenience. Additional upgrades include a central vacuum system for easy maintenance and efficient cleaning. Outside, a heated and insulated garage provides year-round workspace or secure storage. The landscaping is tidy and inviting, with mature trees and plenty of green space for gardening, games, or simply soaking up the sunshine. This home is more than

just a house&mdash;it&rsquo;s a lifestyle. Located just a short stroll to the beach, local shops, restaurants, and the vibrant lakefront, it offers all the benefits of lakeside living with the space and comfort of a full-time residence. Whether you're looking for a permanent family home, a summer retreat, or a smart investment property in one of Alberta&rsquo;s most loved lake communities, this property is a rare find. With its character, functionality, and unbeatable location, this is truly the perfect beach home