



**GRASSROOTS**  
REALTY GROUP

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**3910 50 Avenue**  
**Sylvan Lake, Alberta**

**MLS # A2238144**



**\$279,000**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	751 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, shed

Looking for a Lake getaway or investment property! This charming year-round cottage is located just one block from the beach in Sylvan Lake's sought-after cottage area, offering an ideal setting for lake life or a potential Airbnb opportunity. Inside, you'll find two cozy bedrooms, a full bathroom, and a versatile laundry room that can double as a spare room for guests. The home has been updated with a new dishwasher, updated furnace, and hot water tank, giving you peace of mind. The fenced yard provides a private space for relaxing, entertaining, or letting pets roam freely. Whether you're looking for a weekend retreat, full-time residence, or income-generating rental, this cottage checks all the boxes. Don't miss your chance to own a piece of Sylvan Lake paradise—steps from the water and full of potential!