



GRASSROOTS
REALTY GROUP

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26, 4851 46 Street
Sylvan Lake, Alberta

MLS # A2239783



\$124,900

Division:	Downtown		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,238 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Pillar/Post/Pier, Wood	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Property and Chattels being SOLD AS IS

Looking for an affordable home near the lake with potential to make it your own? This 3-bedroom, 2-bathroom mobile sits on a rented lot in the heart of Sylvan Lake — just a short walk to the water, schools, and shopping. It's a great opportunity for someone ready to roll up their sleeves and add some personal touches. Inside, you'll find an open-concept layout with a generous-sized kitchen featuring a central island and a spacious living room. Two bedrooms and a full 4-piece bath are located at the front of the home, while the primary bedroom is privately situated at the back and includes an ensuite with a jetted tub. There's a dedicated laundry area with extra space for a freezer or added storage. Step outside to a covered deck — a great spot to relax — and a fenced yard that's ideal for pets or kids. While the home does need some updates, it offers solid space and functionality in a desirable location. If you're looking for an affordable property close to Sylvan Lake's best amenities, this could be the project you've been waiting for.