



GRASSROOTS
REALTY GROUP

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5009 43 Street
Sylvan Lake, Alberta

MLS # A2240280



\$299,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cottage Area | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 817 sq.ft. | Age: | 1955 (70 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Alley Access, Off Street, On Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lake, Landscaped, Lawn, Many Trees, Private, Recta | | |

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|--------------------|--------------------------|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Membrane | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R5 |
| Foundation: | Perimeter Wall | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: Shed, Firepit

Here's your chance to leave your mark on Sylvan Lake. This treed property is just steps away from the beach, restaurants, and boutique shopping — the perfect setting to design your dream home or cottage retreat or enjoy the 3 season cabin that is already there! Opportunities are endless! A short 2-minute walk takes you to the water's edge and the heart of the cottage district. Tucked away on a quiet street, you'll enjoy both privacy and convenience — a rare balance that makes this location truly special. Imagine mornings spent exploring nearby trails, evenings unwinding by the lake, and weekends filled with the vibrant energy of Sylvan's festivals, dining, and lakefront living — all just outside your door. Properties like this don't come around often! Don't miss the chance to own a slice of lake life in a quiet, friendly neighborhood.