



GRASSROOTS
REALTY GROUP

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

5009 43 Street
Sylvan Lake, Alberta

MLS # A2240280



\$319,900

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		

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

Charming Cabin Just Steps from the Lake Nestled on a quiet street in a highly desirable location, this charming cabin offers the perfect mix of tranquility and convenience. Just a short walk to the lake, it's the ideal setting for weekend getaways or a smart investment property. Inside, you'll find a bright and cozy living room that welcomes you in with warmth and comfort with a wood burning fireplace. The open kitchen and dining area make it easy to host guests or enjoy meals together, while the practical layout ensures every space feels connected and functional. With three bedrooms, there's room for the whole family, guests, or even a home office. The 3-piece bathroom is thoughtfully designed for everyday use. Whether you're curling up after a day on the water, hosting summer BBQs, or simply enjoying the peaceful surroundings, this cabin is ready to become your next haven. Don't miss the chance to own a slice of lake life in a quiet, friendly neighborhood.