



GRASSROOTS
REALTY GROUP

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

5008 35 Street
Sylvan Lake, Alberta

MLS # A2245127



\$385,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	701 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Light Fixtures and White Fridge

Welcome to this 2-bedroom, 1-bathroom cottage featuring the perfect lakeside retreat, just steps away from the water. Enjoy the peace and serenity of the lake year-round with a spacious backyard, ideal for outdoor gatherings and relaxation. The detached garage provides convenient storage for all your lake toys and equipment plus an additional bunkhouse offers extra space for guests. Whether you're looking for a year-round home or a weekend getaway to the lake, this cute cottage has everything you need for a lakeside lifestyle!