4738 50 Street E
Sylvan Lake, Alberta

MLS # A2251325

$349,900

Division:	Downtown
Type:	Residential/House
Style:	Bungalow

Size:	490 sq.ft.	**Age:**	1947 (79 yrs old)
Beds:	1	**Baths:**	1

Garage:	Alley Access, Gravel Driveway, Single Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Treed

Heating:	Natural Gas, Space Heater, Wall Furnace	**Water:**	-
Floors:	Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	DC-50
Foundation:	Block, Combination, Other	**Utilities:**	-
Features:	Ceiling Fan(s), Wood Windows		

Inclusions:	furniture (negotiable)

This quaint cabin is located only blocks from Lake Shore drive close to shops, restaurants and playgrounds! The cabin has back-alley access with room for RV parking, a detached garage and has been rezoned for multifamily and or commercial mixed use, making this an ideal purchase for investors! If combined with the neighboring tripe lot the development potential is immense with ideal location only blocks from the lake. The double lot measuring 6499 square feet is centrally located and is currently running as a licenced Airbnb from May through September for $180-$250/night, renting for $1600 fully furnished including utilities in the off season. Recent upgrades include; a new roof, eves and gutters were all replaced, and the interior painted spring of 2024. There was foundation work and some insulation added in spring of 2025. An amazing opportunity to own in the hub of Sylvan Lake!