



GRASSROOTS
REALTY GROUP

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4738 50 Street E
Sylvan Lake, Alberta

MLS # A2251325



\$349,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	490 sq.ft.	Age:	1947 (78 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, None	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! 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. Please note this property cannot be purchased with conventional CMHC 5% down lending, and the rezoning does not allow for a single family detached home or major renovations to the existing structure. Recent upgrades include; a new roof, eaves 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!