



GRASSROOTS
REALTY GROUP

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5031 52 Street
Sylvan Lake, Alberta

MLS # A2251507



\$349,500

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lake, La		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Dryer, Washer (as is), Window Coverings

Just a block from the lake, this 952 sq ft bungalow offers the ultimate blend of cottage charm and income potential. With 3 bedrooms and 2 full baths, this fully winterized home is ready for year-round use. Whether you're looking for a relaxing personal getaway or a high-performing short-term rental to offset expenses this property is an ideal option. The layout is smart and functional, with cozy living spaces and a single-car garage that adds flexibility to use for storage, parking, or as a hangout space with games for the kids or for adults who want to act like kids. Inside, the atmosphere is eclectic, warm and welcoming, ideal for everything from summer BBQs to winter weekends by the fire. Located in the high-demand West Village area just steps from the lakefront, golf course, restaurants, and local hotspots, this property checks all the boxes for buyers who want lifestyle and investment value. Whether you're hosting friends, relaxing with family, or maximizing rental income, this one offers it all season after season.