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4734 50 Street Sylvan Lake, Alberta

MLS # A2252047



\$399,900

Division: Downtown Residential/House Type: Style: Bungalow Size: 1,332 sq.ft. Age: 1947 (78 yrs old) **Beds:** Baths: 1 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.22 Acre Back Lane, Interior Lot, Many Trees, Private Lot Feat:

Heating: Water: Electric, Fireplace(s), Space Heater, Wall Furnace Floors: Sewer: Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Partial Exterior: Zoning: Wood Siding DC-50 Foundation: Block, Combination, Other **Utilities:**

Features: Primary Downstairs

Inclusions: NA

Discover the perfect escape in this nicely updated cottage, featuring fresh renovations throughout, including new floors, and updated paint. The cabin includes two spacious bedrooms on the main floor, plus a third bedroom on the second floor complete with its own 2-piece ensuite, making it an ideal setup for children or guests. The expansive living room is designed for comfort, highlighted by a cozy wood-burning fireplace—perfect for gathering and creating lasting memories with family and friends. Just off the kitchen, a potential butler's pantry with rough-ins for a sink offers incredible convenience while preparing meals for your guests. Parking and storage will never be an issue with a double detached garage included! Outside, you'll find a generous 75 ft x 130 ft lot, comprised of three titled 25 ft lots, surrounded by mature trees that ensure privacy and tranquility. This outdoor space is a blank canvas, waiting for you to unleash your creativity—imagine building a beautiful deck to relax and soak in nature's beauty. In addition, the zoning allows for multifamily development and the possibility of commercial space with living quarters above—ideal for investors! While the current structure must be maintained, the potential for revitalization is immense. The cabin next door with a double lot is also available making this the an ideal combined lot for building only blocks from the lake! This charming cottage not only holds the promise of a perfect getaway but also presents an exciting opportunity as an Airbnb rental. It's move-in ready and seeking a new owner ready to seize its potential!