



GRASSROOTS
REALTY GROUP

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4734 50 Street
Sylvan Lake, Alberta

MLS # A2252047



\$399,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Interior Lot, Many Trees, Private		

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

Inclusions: NA

Uncover a high-potential development site in a prime lakeside location. This 9728sq ft parcel offers immediate flexibility a multi family project. The Opportunity: Flexible Zoning: Current zoning allows for multifamily development or a commercial/residential mix (commercial on main, living quarters above). Expansion Potential: The adjacent double-lot property is also available, providing the rare chance to assemble a large 5-lot consolidated site just blocks from the water. Revenue While You Plan: The existing 3-bedroom structure has been freshened with new flooring and paint, making it a turnkey holding property. It is perfectly suited for a short-term rental (Airbnb) or long-term lease to offset carrying costs during the permitting and design phase. The Site: Lot Size: 75 ft x 130 ft total. Servicing: Double detached garage already on site. Location: High-visibility/high-demand area within walking distance to the lake. This is a land-value play with the added benefit of a functional, move-in-ready building to bridge the gap to construction.