



GRASSROOTS
REALTY GROUP

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5115 48 Avenue
Sylvan Lake, Alberta

MLS # A2254715



\$499,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: none

Are you a savvy investor or a first time home buyer looking to secure an amazing property in Sylvan Lake with rental income?!?! This well-maintained property has gone through extensive renovations and landscaping. LOCATION, LOCATION, LOCATION!! Close to downtown and the super fun Sylvan boardwalk & this property puts you in the heart of it all while maintaining quiet on a non-busy street. Currently the owner rents the upper and lower portions of the home separately, and it has also been a successful Air BnB. Main level boasts a great kitchen and dining room looking out onto a large and private backyard. A large office/flex room and two bedrooms with a full bath and large living room. Downstairs there is another full kitchen, living room, full bathroom and 2 more bedrooms. There is a separate laundry room at the bottom of the stairs as part of the shared large entrance. There are TWO SEPARATE yards, so if you are using this as a rental or Air BnB each guest has their dedicated space!! Both yards are completely fenced and the rear includes a 16x24 garage with power adding even more opportunity! *Most interior photos from prior to current tenants.