



GRASSROOTS
REALTY GROUP

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5016 44 Street
Sylvan Lake, Alberta

MLS # A2256855



\$375,000

Division:	Cottage Area		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	658 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed

Just half a block from the beach and right in the hub of Sylvan Lake, this fully renovated bi-level half duplex is move-in ready and loaded with upgrades. The main level offers two bedrooms, a full bathroom, a bright living room and a modern IKEA kitchen. Downstairs you'll find two more bedrooms, another full bathroom, and a second kitchen space with cabinetry already in place—just missing a stove and fridge—making it ideal for an illegal suite. This home has been extensively updated with new windows, fresh exterior paint, shingles replaced in 2016, washer and dryer in 2017, a new furnace in 2017, new hot water tank in 2021, a new fridge in 2024, updated plumbing with no Poly-B, new paint and baseboards throughout, fresh ceiling paint, new laminate flooring, and contemporary IKEA kitchens on both levels. Outside, the property features a fully fenced backyard with a shed, plus room to park at the front or in the back. A rare opportunity to live steps from the water, restaurants, shops, and everything that makes Sylvan Lake one of Alberta's most sought-after communities.