



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4517 & 4513 46 Street
Sylvan Lake, Alberta**

MLS # A2259470



\$399,900

Division:	Central Core		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,002 sq.ft.	Age:	1932 (93 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Parquet

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Siding

Foundation: Other

Features: Chandelier, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Upstairs Bedframes & Mattresses, Garden Shed

Incredible Sylvan Lake Opportunity It's not every day that a property like this comes available! Here is your chance to own not one, but TWO TITLED DOUBLE LOTS right beside each other in beautiful Sylvan Lake. Each lot measures 7,500 sq ft, giving you an impressive total of 15,000 sq ft to enjoy, just a few blocks from the lakefront. On one of the lots, you'll find the much loved "Ice Cream House" a charming character home with a colorful exterior that has become a local favorite. Inside, this one-of-a-kind property is filled with warmth and personality. It features 3 bedrooms and 1 bathroom, a spiral staircase that adds architectural charm, a cozy sunroom perfect for morning coffee, and even a painter's nook that inspires creativity. Every corner of this home tells a story, making it an inviting place to relax and unwind. Step outside and you'll be greeted by mature trees, established landscaping, and a garden that feels like something out of a dream. The property is both private and peaceful, yet just minutes from Sylvan's vibrant lakefront shops, restaurants, and the beach. The possibilities here are truly endless: Enjoy the existing character home and expansive yard. Keep the Ice Cream House as-is and build another home on the second lot, perfect for extended family, a custom dream build, or future resale value. Design your ultimate lake property with room for a large home, garage, and outdoor entertaining. Hold as a long-term investment with two titled double lots, a rare opportunity in this sought-after location. Use as a full-time residence or vacation home with plenty of space for family and friends. Take advantage of Sylvan Lake's popularity as a vacation hotspot and explore short-term rental opportunities (pending town approval). With the beach, parks, shops, and restaurants just

a short walk away, this property combines the best of location, lifestyle, and potential. Whether you're dreaming of lake life year-round, planning a summer escape, or looking for a smart investment, this is a once-in-a-lifetime chance to own a truly unique piece of Sylvan Lake!