



GRASSROOTS
REALTY GROUP

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3327 50 Avenue
Sylvan Lake, Alberta

MLS # A2265267



\$399,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,114 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Laminate Counters		

Inclusions: All Furnishings

Experience true lake life just two blocks from the water in the charming cottage area of Sylvan Lake! This one-and-a-half-storey home is the perfect summer getaway or an excellent Airbnb investment opportunity. Operated successfully as a short-term rental for the past seven years, this property offers strong cash flow and a fully booked summer history. Full of charm and coastal character, this cozy nautical-style home features two bedrooms plus a versatile loft area ideal for an office, guest space, or relaxing den. The main floor includes a half bathroom and convenient main-floor laundry. Enjoy both front and rear parking, a storage shed, and a firepit area perfect for gathering under the stars on warm summer nights. With plenty of room to add a garage or create RV parking, this property is ready to suit your needs. Whether you're looking for a personal retreat or a proven income property, this Sylvan Lake gem offers endless possibilities and unbeatable proximity to the lake!