



GRASSROOTS
REALTY GROUP

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

**5034 47 Street
Sylvan Lake, Alberta**

MLS # A2272537



\$329,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,406 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Standard Shaped Lot | | |

| | | | |
|--------------------|--------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Siding | Zoning: | RC2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, Sump Pump(s) | | |

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| Inclusions: | None |
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Welcome to this half duplex just a short walk from the water in the heart of Sylvan Lake's vibrant downtown. This is an ideal year-round home, a fantastic summer getaway, or a smart investment in one of Central Alberta's most desirable lake communities. Inside, you'll find a bright and inviting open floor plan with large windows that fill the main level with natural light. The living room offers a cozy gas fireplace, and the kitchen and dining area flow nicely together—perfect for everyday living or hosting friends and family. Upstairs features three generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. The insulated attached garage adds convenience and comfort, and the overall layout makes great use of every square foot. Step outside and enjoy everything Sylvan Lake is known for—walkable access to the beach, marina, shops, restaurants, and year-round recreation. Whether you're looking for a family home close to amenities or a relaxing retreat just steps from the lake, this property is an excellent opportunity in a prime location.