



GRASSROOTS
REALTY GROUP

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5032 47 Street
Sylvan Lake, Alberta

MLS # A2272539



\$369,900

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,406 sq.ft.	Age:	2004 (22 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:	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		

Inclusions:	N/A
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Welcome to this beautifully maintained half duplex, ideally located just a short stroll from the water in the heart of Sylvan Lake's vibrant downtown. Whether you're searching for a full-time residence, a weekend escape, or a savvy investment, this property checks all the boxes in one of Central Alberta's most sought-after lake communities. The main level offers a bright, open-concept layout filled with natural light from large windows. A cozy gas fireplace anchors the living room, while the kitchen and dining area flow seamlessly—perfect for everyday living and effortless entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary suite complete with a walk-in closet and private ensuite. The finished basement adds valuable extra living space, ideal for a family room, guest area, or home office. An insulated and heated attached garage provides year-round comfort and convenience, and the thoughtful layout makes excellent use of every square foot. Step outside and enjoy the ultimate Sylvan Lake lifestyle with walkable access to the beach, marina, shops, restaurants, and endless year-round recreation. This is a rare opportunity to own a versatile property in a prime downtown location—perfect for families, investors, or anyone dreaming of lake life just steps from the shore.