



**GRASSROOTS**  
REALTY GROUP

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

**5032 47 Street**  
**Sylvan Lake, Alberta**

**MLS # A2272539**



**\$374,900**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC2

**Utilities:** -

**Inclusions:** N/A

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.