



**5111 47 Avenue  
Sylvan Lake, Alberta**

**MLS # A2286832**



**\$319,000**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Irregular Lot, Many Trees, Native Pla		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** Shed, Covered Gazebo

Located in a Prime Area of Sylvan Lake, this home offers Quick and Easy Access to The Lake / Shopping / Downtown Amenities / and all Major Entry Points to Sylvan Lake / while backing onto a Natural Treed Greenspace plus a Beautiful Park to the West of the property that gives you the feeling of Country Living Right In Town. This property has seen many upgrades over the past 20 months, including electrical upgraded to 100 amps by Townsend Electrical / plumbing upgraded to PLEX , a new hot water tank was installed by Fonda's Plumbing / a new 10' x 16' shed / 6 ft high chain-link fencing along the full side of the house / a 12' x 14' all-season hard-top gazebo installed on a concrete patio / an extra-large freshly graveled parking area / a newer dryer withint the last year / the balance of appliances newer within the last two years. Ideal as a starter home / retirement property / or Airbnb investment. If you added a second floor to this home, you could have a view of the Lake! OR remove the house and build your Dream Home. You could purchase as a Group and use it as your destination retreat to embrace what The Lake has to offer in all 4 Seasons. There is the possibility of purchasing pieces of furniture or all the furniture to be included. Easy to show!