



**5215 50B Avenue**  
**Sylvan Lake, Alberta**

**MLS # A2288725**



**\$469,900**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	RWV
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Sump Pump(s)		

**Inclusions:** Dishwasher, Refrigerator, Stove, Microwave, Washer/Dryer, Cooktop

Well maintained, one-owner bi-level located in a quiet neighborhood just minutes from the heart of Sylvan Lake. This home offers 5 bedrooms and 2 full bathrooms, including an upper-level Jack & Jill bath. Numerous updates include Poly-B plumbing replaced in 2026 with a new hot water tank, new fridge, stove, dishwasher, and microwave (2025), new washer and dryer (2024), shingles and eavestroughs replaced in 2015, new flooring including LVP, and all new interior and closet doors. The basement features an illegal suite with stovetop, sink, and space for a refrigerator. Wood foundation with engineer-stamped paperwork. Large double detached garage accessed by a dead-end back alle. A solid, well-cared-for home that simply needs a new owner.