



3313 50 Avenue
Sylvan Lake, Alberta

MLS # A2289774



\$420,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,009 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recreation Facilities		

Inclusions: Refrigerator, stove in basement suite

Nestled in Sylvan Lake, this beautiful bi-level home offers the rare combination of a prime location and legally suited. Situated just blocks from the sparkling water and within easy walking distance of local schools, vibrant downtown boutiques and restaurants, and essential shopping, this property places the best of the community right at your doorstep. Spacious main floor with 3 bed and the addition of a fully legal suite makes this a standout. As you go through the main floor, you are welcomed by an impressively bright living room bathed in natural light that seamlessly flows into the dining area and kitchen. The kitchen is a chef's delight, featuring ample prep space and storage, while the adjacent garden doors lead directly onto a private deck designed for summer BBQs and evening relaxation. This upper level is completed by three generously sized bedrooms and a well maintained four-piece bathroom, providing a comfortable and cohesive living space for any family. The lower level reveals a sophisticated legal suite that operates entirely independently with its own separate heating system and private entrance. The lower level is surprisingly spacious, boasting a full kitchen, a large living area, two bright bedrooms, shared laundry room and four-piece bath. From the functional layout to the unbeatable proximity to the lake, this property is a powerful asset ready to welcome its next owners to the effortless lifestyle of Sylvan Lake. Tenant occupied.