



5242 50 Avenue
Sylvan Lake, Alberta

MLS # A2289976



\$405,000

Division:	Central Core		
Type:	Residential/House		
Style:	3 Level Split		
Size:	926 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This CHARMING THREE-LEVEL SPLIT sit on a large lot in an unbeatable location. Walking distance to the beach, local restaurants, boutique shops, and all the energy that makes Sylvan Lake such a sought-after destination. Whether it's summer festivals, lakeside sunsets, or cozy winter weekends, you'll love having it all within reach! The smart split-level design offers comfortable living with distinct yet connected spaces. The hub of the home features an open and airy floor plan. The kitchen offers warm oak cabinetry and crisp white appliances. Just a few steps up to the second level, boasting the spacious primary bedroom, a 4-piece bathroom and additional bedroom. The lower level is a walkout and offers large windows providing loads of natural light. The backyard can also be accessed thru the glass sliding doors. Imagine outdoor gatherings, firepit evenings, or a future garage expansion. Back inside, a generous bedroom and 3-piece bathroom complete this lower floor. This property presents incredible Airbnb potential. It's prime walkable location makes it highly attractive for short-term rentals and vacation getaways. For first time buyers, this is an opportunity to enter the market in a thriving lakeside town with a home offering long-term value. Why wait? Schedule your showing today!