



5023 36 Street
Sylvan Lake, Alberta

MLS # A2296606



\$589,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,240 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: See Remarks

What if one home gave you two opportunities? Tucked just half a block from the water in Sylvan Lake's cottage area, this charming 1.5 storey loft style home invites you into a lifestyle that feels like summer all year long. Step inside and you're immediately greeted by soaring vaulted ceilings and an abundance of natural light streaming through all the west facing windows, creating a bright, airy space that perfectly captures that relaxed, sun-filled lake life feel. The open-concept kitchen, dining, and living area is warm, inviting, and made for connection—whether it's slow mornings with coffee or evenings filled with laughter and good company. Thoughtful updates, including vinyl plank flooring throughout the kitchen and living area and a new gas stove, add both style and function to the heart of the home. Currently operating as a successful short-term rental, this property is being sold fully furnished including all household items, making it a seamless, turn-key investment. Or maybe you keep it all for yourself. With two bedrooms, a full four-piece bath, and laundry on the main floor, plus two additional bedrooms and a two-piece bath upstairs, there's room for everyone to gather, unwind, and create lasting memories. Imagine beach days just steps away, sunset walks along the water, and cozy nights around the fire. Outside, the spacious backyard offers a deck, a welcoming fire pit area, alley access, and plenty of parking on the newly added gravel pad—perfect for hosting guests or accommodating short-term rentals. Set on a crawlspace for additional storage and with a new hot water tank (2023), this home blends comfort, function, and timeless character. Whether you're looking for a proven Airbnb investment or your own private lake escape, this is a rare opportunity to own in one of

Sylvan Lake's most desirable location, just steps from the beach.