



**5008 42 Street  
Sylvan Lake, Alberta**

**MLS # A2298159**



**\$599,900**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	Cable Connected, Electricity, Natural Gas, Garbage C
<b>Features:</b>	Bookcases, French Door, Granite Counters, Pantry, Vinyl Windows		

**Inclusions:** stove, fridge, dishwasher, micro hood fan, washer, dryer, window coverings, central air, water softener,

Introducing charm and charisma, this inviting cottage-style home offers the perfect blend of comfort and year-round living just half a block from the lake, where you can enjoy boating, paddle boarding, fishing, skating, and everything a vibrant resort town has to offer; this four-season destination truly delivers. Step inside to a dramatic two-story layout featuring a spacious and elegant living room ideal for entertaining or relaxing in a more formal setting, while the kitchen combines efficiency and style with granite countertops and sink, black appliances, a double gas oven, and an impressive floor-to-ceiling pantry and storage wall. The main floor is thoughtfully arranged with a conveniently located half bath for guests. Upstairs, the serene primary suite provides a private and comfortable retreat, complemented by a beautifully updated bathroom with distinctive tile work, while a second generously sized bedroom offers flexibility for family, guests, or a home office, along with a conveniently located laundry room; both bedrooms offer subtle views of the lake. Recent updates include fresh paint throughout including the garage, upgraded hardwood flooring, new vinyl tile, central air conditioning, and new shingles installed in 2022. Set on a private, park-like 45 by 125-foot lot, the outdoor space is perfect for entertaining with a covered, screened deck designed for an outdoor kitchen and BBQ area, as well as an interlocking patio ideal for a fire pit and gathering with friends and family. Additional features include a detached heated garage, extra parking for an RV or boat trailer, a hot tub hookup, and more, making this move-in-ready property an excellent choice for a summer getaway, full-time residence, or Airbnb investment in the heart of Sylvan Lake living.