



**5228 50B Avenue**  
**Sylvan Lake, Alberta**

**MLS # A2302608**



**\$624,900**

<b>Division:</b>	Central Core		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Drive Through, Front Drive, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Landscaped, Level, Private, Treed		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	RWV
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** None

Situated on a spacious 9,750 sq/ft lot in the desirable West Village neighbourhood of Sylvan Lake, this unique property offers exceptional versatility and charm. The 1,208 sq/ft 1971 "log kit" bungalow is paired with a newer (2016) 921 sq/ft triple garage topped by a 1,104 sq/ft legal suite. The bungalow features two bedrooms plus an office with a closet, easily convertible back into a third bedroom. Warm log interior walls create a cozy, rustic ambiance throughout. Recent upgrades include a renovated main floor bathroom, new laminate flooring, and a new dishwasher. The largely undeveloped basement adds even more value, with a newly added bathroom and 1,062 sq/ft of potential additional living space. The garage is thoughtfully designed with a spacious entry, two separate parking areas—including a tandem drive-through bay—and a 7' x 13' storage room with its own garage door. The main level also includes a convenient half bath, mudroom, generous foyer, and laundry area. Upgrades include in floor heat provided by boiler system and reinforced concrete throughout. Above the garage, the bright and spacious one-bedroom legal suite features a den, ensuite bath, and abundant natural light. Exterior blind system controls heat and cold. Step out onto the private balcony to take in beautiful Sylvan Lake sunsets. With ample parking—including a double paved front driveway, drive-through garage access, and rear parking for four vehicles—this property is as practical as it is appealing. Mature landscaping enhances the setting, and the location is unbeatable: just 700 feet to the lakeshore at Lakefront Park or 700 feet to the golf course. Whether you're looking for a summer retreat or full-time residence, this home offers outstanding potential. Enjoy everything Sylvan Lake has to offer, year-round.