



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3911 50 Avenue
Sylvan Lake, Alberta

MLS # A2118713



\$549,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Air bnb Furnishings, contact agent for list of everything included		

Welcome to 3911 50 Ave, a stunning 2-story home offering lakeside living at its finest in Sylvan Lake. This beautiful residence boasts an enviable location just a short stroll away from the lake. As you approach, you'll be greeted by a charming covered front porch, setting the stage for the welcoming atmosphere found within. Step inside to discover a spacious front entryway, inviting you into the heart of the home. The main floor impresses with an open-concept living and kitchen area, featuring exquisite details such as stonework and matching cabinetry that add a touch of elegance to the space. The kitchen is complete with matching appliances, an island with a breakfast bar, and ample cupboard and counter space. Vaulted ceilings enhance the sense of openness and airiness, creating an inviting environment for relaxation and entertaining. Convenience is key on the main level, which also hosts a convenient 2-piece bathroom and the primary bedroom retreat. The primary bedroom offers a peaceful sanctuary with a luxurious 4-piece ensuite, providing a private oasis to unwind after a long day. Venture upstairs to discover three additional bedrooms and another well-appointed bathroom, ensuring ample space for family and guests. Outside, the tranquility continues with a peaceful backyard retreat, featuring a back deck adorned with privacy screens, perfect for enjoying warm summer evenings or hosting gatherings with loved ones. A heated double detached garage provides convenience and ample storage space for vehicles and outdoor gear. Experience Sylvan Lake living at its finest in this remarkable home that is just a short walk to the lake.