



**3925 50 Avenue
Sylvan Lake, Alberta**

MLS # A2119170

\$272,000



Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	552 sq.ft.	Age:	1975 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Boat, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Subdivided		

Heating: Electric, Natural Gas, Other, Wall Furnace

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: R5

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: firepit, 2 sheds

Life's a Beach! Awesome cute cottage, just 1 block to the beach! This summer cottage sleeps 4 people and has 2- 8' x 8' sheds for patio furniture, lake toys or maybe a bunkhouse for the kids. Lot is 25.7' x 130' x 34.23' lot with lots of room for an RV or boat. Make lots of memories at the cottage or you could build your Dream Cottage/Home here. Look at lot plans in the supplements for lot lay out. Sewer line runs across lot next door and would have to be moved to front of this lot. Vacant lot next door is available as well to make this a 60' x 130' lot. MLS # A2119482