



5013 43 Street
Sylvan Lake, Alberta

MLS # A2122806



\$939,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front L		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lake, Front Yard, Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Cedar, Concrete, Other, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Fish, fish pond, plants, 2nd fridge in garage stays, dishwasher in garage stays but is not hooked up, rubber flooring stays in bonus room in garage, water softener stays but is not hooked up.

Welcome to your private oasis in the cottage area! This stunning property spans across two lots (60ft x 130ft), offering ample space for hosting family gatherings. This property went through an extensive renovation in 2012-2015; replaced floor joists, truss, 2x6 walls, spray foam, wiring, windows....and the list goes on. Inside the main house, you will find a beautifully appointed custom kitchen with granite counters, an eat-in area, and a large walk-in butler's pantry, ensuring you have plenty of storage and prep space for all your entertaining. The spacious living room is a cozy retreat, complete with a fireplace and large front windows allowing in the natural light. Upstairs, two generously sized bedrooms await, each with its own ensuite (primary is 5 piece bathroom with soaker tub) and large closets. The primary bedroom features a large deck offering a private space to relax and enjoy the view of the lake. The backyard is a huge highlight of this very unique property. You will find a tranquil fish pond, secluded patio areas, and an amazing outdoor covered kitchen, that provides the perfect setting for late night visits and endless snacking. This expansive yard is hidden behind a solid wood gate, tall enough to ensure your privacy. Along the back of the property, you will find the most impressive 50x22ft garage. It boasts an entertaining area perfect for watching your favorite team or celebrating a family event, a bedroom/bonus space, and a 3-piece bathroom, perfect for guests or as a private hangout. The garage also features ample parking space (25ftx24'4) and a designated work area, ideal for any hobbyist. Outside, a large front parking pad can accommodate up to 6 vehicles or a trailer, providing plenty of space for your guests or recreational vehicles. Located within walking distance to a playground, lake, and restaurants, this property offers both convenience and tranquility. Situated on

a dead-end, private street in a quiet and friendly neighborhood, this home is the perfect blend of privacy and community. This is truly a remarkable property, ideal for hosting large gatherings and creating lasting memories.