



4734 50 Street
Sylvan Lake, Alberta

MLS # A2135074



\$329,900

Division:	Downtown		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,332 sq.ft.	Age:	1947 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Few Trees, Private		

Heating:	Space Heater, Wall Furnace	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Siding	Zoning:	DC-50
Foundation:	Block, Combination, Other	Utilities:	-
Features:	Primary Downstairs		

Inclusions: Fridge, Stove, Washer, Dryer,

Welcome to your dream short term rental cabin! This stunning cottage has undergone a complete transformation with fresh renovations including new floors, paint, and trim. With 2 brand new bathrooms. Inside, you'll find 2 bedrooms on the main floor and a 3rd bedroom with its own 2pc ensuite on the 2nd floor ideal for the kids, perfect for accommodating families or groups of friends. The large living room boasts a cozy wood burning fireplace, making it the perfect spot to gather around and make memories. And just off the kitchen is a potential butler pantry with rough ins for a sink - imagine the convenience of having everything at your fingertips while preparing meals for your guests. And let's not forget about the double detached garage - no more worrying about parking or storage space! But that's not all - outside you'll discover 75ft x 130 ft of space waiting for you to unleash your creativity, this is situated on 3 titled 25ft lots! Surrounded by mature trees, this lot offers privacy and tranquility - ideal for building a beautiful deck where you can relax and soak up nature's beauty. Note the zoning is ready for multifamily development, commercial space with living quarters above, there are lots of options the town would consider. You cant knock down and rebuild a house, but can maintain the current structure. This cottage has endless potential and could be an excellent revenue generator as an air bnb rental too. its ready to go and just needs a new owner.