



GRASSROOTS
REALTY GROUP

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

3905 50 Avenue
Sylvan Lake, Alberta

MLS # A2141336



\$308,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	750 sq.ft.	Age:	1938 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Level, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bookcases

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: N/A

Quick Possession on this Great Character cottage just 1 block to the beach! Imagine spending your summer at the Lake in this 2 Bedroom year round home (you could put bunk beds in the walk in closet area) with family and friends. Single detached garage would be great for storing you lake toys and there is room to put an RV in the back yard