



5111 48 Avenue
Sylvan Lake, Alberta

MLS # A2146229



\$369,900

Division:	Downtown		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,295 sq.ft.	Age:	1965 (59 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Portable Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener and Remote

Welcome to your beautifully updated 2-bedroom, 2-bathroom home, offering 1,200 square feet of comfort and style. This property provides an inviting and relaxing atmosphere that captures the essence of lakeside living. Sylvan Lake is renowned for its stunning natural beauty and vibrant community, making it a sought-after destination for both relaxation and recreation. This home is perfectly situated to appreciate all that the lake has to offer while being far enough away to enjoy a serene and peaceful setting. Walking distance to shopping, schools and the Nexsource Centre. The cozy living room at the front of the house sets the tone for warmth and relaxation. Adjacent to it is a spacious bedroom, perfect for guests or family. Step up into the kitchen and dining area through a charming archway, that has ample space for entertaining. The kitchen and dining area open up to a deck via patio doors, offering an ideal spot for barbecuing, relaxing, or enjoying an evening by the fire. A full 4-piece bathroom, complete with a convenient washer and dryer, is also located on the main floor. Ascend the attractive spiral staircase to the loft, which serves as a master bedroom retreat. This private sanctuary includes a 2-piece ensuite and a spacious walk-in closet. The property's oversized detached double garage (24x30) provides plenty of room for all your recreational toys, making it easy to enjoy all the outdoor activities Sylvan Lake has to offer. From boating and fishing to hiking and biking, the opportunities for adventure are endless. This unique home in Sylvan Lake is a perfect blend of comfort, style, and convenience, offering you a chance to experience the best of Alberta's natural beauty and vibrant community life.