



GRASSROOTS
REALTY GROUP

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5039 52 Street
Sylvan Lake, Alberta

MLS # A2212148



\$400,000

Division:	Downtown		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	850 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Shingle Siding, Wood Frame	Zoning:	RWV
Foundation:	Block, Brick/Mortar	Utilities:	-
Features:	Bidet, Ceiling Fan(s), High Ceilings, Sump Pump(s)		

Inclusions: Basement Freezer, Basement Fridge

Gothic Charm Meets Lakeside Living – A Hidden Gem Just 1/2 Block from the Water Tucked away in one of the most sought-after neighborhoods and just steps from the lake, this storybook 3-bedroom, 2-bathroom Gothic-style retreat is the best little secret you never knew you needed. From its unique architectural details to the fun loft space perfect for the kids, this home is bursting with character. Set on a generous lot with room to breathe, it also features a single detached garage and a yard ready for summer picnics, stargazing, or weekend bonfires. Inside, cozy spaces blend seamlessly with whimsical touches, making it an ideal weekend getaway from the hustle of city life—or a full-time haven for those who crave charm and quiet. If the walls could talk, they’d tell stories of laughter-filled summers, lakeside adventures, and cherished family moments. Now, it’s time for a new chapter—to pass this treasured retreat on to the next lucky family. This is where memories are made.