

**5037 48 Street
Sylvan Lake, Alberta**

MLS # A2180743



\$374,900

Division:	Downtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	1905 (120 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Other, Private, Subdivided		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Mixed	Zoning:	RC2
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Shed

Charming character home just steps from the lake! This is a rare chance to own a property in Sylvan Lake's desirable cottage and downtown district. The front enclosed porch is perfect for sipping your morning coffee. Step inside and admire the unique features with open living room and brick facing fireplace. Featuring three bedrooms and two full bathrooms, it's perfect for families or hosting guests. Its close proximity to the beach makes it a popular summer rental, offering excellent income potential. The back lot is subdivided off and has future plans for a duplex. You'll also love the character and history of this incredible location. Zoned Central Residential 2 (RC2), the property offers exciting development possibilities, including the option to build a duplex or a larger three-storey structure. Whether you're dreaming of a custom home or maximizing rental income, this property offers endless potential.