

# \$299,000 - 4640 49 Street, Sylvan Lake

MLS® #A2249591

**\$299,000**

2 Bedroom, 1.00 Bathroom, 392 sqft

Residential on 0.24 Acres

Central Core, Sylvan Lake, Alberta

Have you dreamed of having your own slice of heaven right in the heart of Sylvan Lake? Welcome to Central Core - close to shopping, Nexsource Centre, schools, walking trails, and walk to the lake in less than 10 minutes! This charming 3 season cabin has 2 bedrooms, a 3 piece bathroom and an open kitchen/living room area. It is a perfect place for a summer home, Airbnb potential, or a great development opportunity! The lot itself is filled with mature tree's and is just under 3 lots in size, come see in person to truly appreciate its beauty! It is zoned for DC-50 - 50 Street Direct Control.

Built in 1955

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249591      |
| Price          | \$299,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 392           |
| Acres          | 0.24          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Recreational  |
| Style          | Cottage/Cabin |
| Status         | Active        |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 4640 49 Street  |
| Subdivision | Central Core    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1P2         |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Electric Stove, Microwave, Refrigerator, Electric Oven |
| Heating           | Other, Space Heater                                    |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Awning(s), Fire Pit, Private Yard, Storage |
| Lot Description   | Back Yard, Many Trees                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Other                                      |

### **Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | August 19th, 2025        |
| Days on Market | 55                       |
| Zoning         | DC-50 - 50 Street Direct |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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