

\$539,000 - 5006 45 Street, Sylvan Lake

MLS® #A2260892

\$539,000

3 Bedroom, 3.00 Bathroom, 1,165 sqft

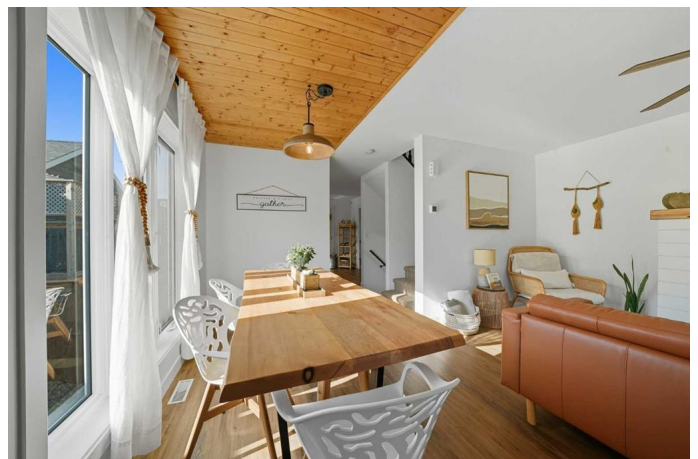
Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to the Cottage Area, a short walk to the beach and downtown amenities! This fully renovated home is the perfect weekend retreat, lake home or profitable Airbnb.

Extensive renovations have been completed, including everything from flooring, fixtures, paint, bathroom and kitchen remodeling. The exterior has been revitalized with a fresh paint job, cozy enclosed sunroom for those beautiful summer evenings and enough yard space for the whole family to enjoy. Off street parking is available in the back & street parking at the front. The main floor is bright and refreshing with every detail chosen specifically for the space. The redesigned kitchen is setup for you to embrace your inner chef and the space is complete with all new appliances, hood fan, cabinetry and your own coffee bar. Grab your favorite cup and relax in the private sunroom, or get cozy on the couch in front of the fireplace in the Livingroom. After a long day of catching sun on the beach, you will be sure to appreciate the spacious master bedroom upstairs, located next to two additional guest rooms and a 4pc bathroom. Game nights are fun too, so skip on sleep and make your way downstairs to the rec room to enjoy this great entertaining space fit for movie nights and tons of family fun. This is a Fantastic opportunity to enter Sylvan Lake's busy real estate market, and own a prime piece of property steps from the beach!

Built in 1994



Essential Information

MLS® #	A2260892
Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5006 45 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C2

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Gravel Driveway, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Barbecue, Fire Pit
Lot Description	Back Yard, Lawn, Standard Shaped Lot, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	11
Zoning	RC1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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