

\$295,000 - 5111 50b Avenue, Sylvan Lake

MLS® #A2090552

\$295,000

2 Bedroom, 1.00 Bathroom, 551 sqft
Residential on 0.15 Acres

Downtown, Sylvan Lake, Alberta

DEVELOPERS DREAM! Three oversized lots available a block from the beach with 165 feet of total frontage and 130 feet deep. Zoned W-DC with multiple development options. There are plans for a 4-6 story commercial/multifamily building with underground parking to consider, or build a row of 7 townhomes with detached garages and roof top patios to enjoy that view. Or bring your own plans with your vision in mind. Amazing Air BnB potential. The location is fantastic only one block from the redeveloped Marina Park and Lighthouse and steps to restaurants, shopping, the main beach, water park, golfing, schools, and so much more that Sylvan has to offer! Amazing views of the lake and the beautiful Sylvan Lake sunsets. Great access for swimming, boating, and enjoying the lake. Tenants are currently renting out 5111 & 5107 50B Ave until you are ready to build. The investment potential is extraordinary in this year round lake community. Build and sell, keep in your portfolio with monthly renters, or provide short term rentals...there are so many choices! This property must be purchased in conjunction with MLS A2090546 and A2090544.

Built in 1930

Essential Information

MLS® #	A2090552
Price	\$295,000



Sold Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.15
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5111 50b Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1G6

Amenities

Parking Spaces	6
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	City Lot, Lake, Front Yard, Lawn, Landscaped, Level, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Other

Additional Information

Date Listed	October 30th, 2023
Date Sold	October 6th, 2024
Days on Market	340
Zoning	W-DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Sylvan Lake

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.