

\$764,900 - 5015 36 Street, Sylvan Lake

MLS® #A2119611

\$764,900

3 Bedroom, 2.00 Bathroom, 1,614 sqft
Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

UNICORN ALERT!!! Location is only the FIRST thing that will make you FALL IN LOVE with this property! Only 1/2 a BLOCK WALK to THE LAKE in Sylvan! Access to private beaches just steps away. BEAUTIFULLY LANDSCAPED lot with perennials galore & low maintenance landscaping. Triple Parking Pad in front, & RV Parking with rolling gate in the back. Hardie-Plank Siding & metal roof will save on your home insurance expense. Custom wrap around deck gives you tons of space for entertaining & enjoying all the sunshine, no matter what time of day it is. On the back side of the deck, with privacy fencing, is where you'll find the deck level hot tub to enjoy year-round & soak away the days stresses! This property really is like its own private beautiful park. There is no shortage of stunning features in this home. Including floor to ceiling feature-wall gas fireplace with remote control. Pine tongue & groove ceilings. Custom Carved Bears & Beehive on the upper railing. You won't find a single thing that you won't absolutely fall in love with in this home. 3 Bedrooms, with the Primary bedroom featuring a wall of closet space with custom built-ins. The ensuite has such beautiful detail, including the free-standing soaker tub & Tiffany Stained-Glass hanging light. All of the rustic cabinetry throughout this home will make you feel like you are in your own private cabin in the woods. The 3rd bedroom features floor-to-ceiling bookcases and a bunk bed with queen bed on the bottom & single bed on top.



To round out this third bedroom loft area, a convenient built in desk for your office space, should you work from home. The numerous windows in the front of the home lets in ALL of the SUNSHINE & so much NATURAL LIGHT. But if it's too bright, don't fret! There is a remote control for those upper blinds as well! The kitchen will not only have you drooling over the meals that you'll prepare here, but the beautiful "Granite Leathered Counter Tops", including the rustic rough-cut island, will make you fall in love with no shortage of counter space & tons of cupboards for all your kitchen essentials. The beautiful water-like tiled backsplash round out this stunning kitchen. The dining area will not leave you short seated for large family dinners or laughter filled game nights. Did I mention this home COMES COMPLETELY FURNISHED from the beautiful nearly new furnishings throughout (except the 3-piece log bedroom furniture), the Henkel knife set in the kitchen, & right down to the linens. EVERYTHING! Central A/C will keep you cool on those sweltering summer days & at night allow the zzz's to happen comfortably. "Home Is Where Your Story Begins!"

Built in 1991

Essential Information

MLS® #	A2119611
Price	\$764,900
Sold Price	\$760,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	0.13
Year Built	1991
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	5015 36 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B2

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Glass Doors, Living Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, See Remarks, Views
Roof	Metal
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 19th, 2024
Days on Market	16
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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