

\$939,000 - 5013 43 Street, Sylvan Lake

MLS® #A2122806

\$939,000

2 Bedroom, 4.00 Bathroom, 1,541 sqft

Residential on 0.17 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to your private oasis in the cottage area! This stunning property spans across two lots (60ft x 130ft), offering ample space for hosting family gatherings. This property went through an extensive renovation in 2012-2015; replaced floor joists, truss, 2x6 walls, spray foam, wiring, windows....and the list goes on. Inside the main house, you will find a beautifully appointed custom kitchen with granite counters, an eat-in area, and a large walk-in butler's pantry, ensuring you have plenty of storage and prep space for all your entertaining.

The spacious living room is a cozy retreat, complete with a fireplace and large front windows allowing in the natural light. Upstairs, two generously sized bedrooms await, each with its own ensuite (primary is 5 piece bathroom with soaker tub) and large closets. The primary bedroom features a large deck offering a private space to relax and enjoy the view of the lake.

The backyard is a huge highlight of this very unique property. You will find a tranquil fish pond, secluded patio areas, and an amazing outdoor covered kitchen, that provides the perfect setting for late night visits and endless snacking. This expansive yard is hidden behind a solid wood gate, tall enough to ensure your privacy.

Along the back of the property, you will find the most impressive 50x22ft garage. It boasts an entertaining area perfect for watching your favorite team or celebrating a family event, a



bedroom/bonus space, and a 3-piece bathroom, perfect for guests or as a private hangout. The garage also features ample parking space (25ftx24'4) and a designated work area, ideal for any hobbyist. Outside, a large front parking pad can accommodate up to 6 vehicles or a trailer, providing plenty of space for your guests or recreational vehicles. Located within walking distance to a playground, lake, and restaurants, this property offers both convenience and tranquility. Situated on a dead-end, private street in a quiet and friendly neighborhood, this home is the perfect blend of privacy and community. This is truly a remarkable property, ideal for hosting large gatherings and creating lasting memories.

Built in 1992

Essential Information

MLS® #	A2122806
Price	\$939,000
Sold Price	\$910,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5013 43 Street
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Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C1

Amenities

Parking Spaces	8
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front Drive, Guest, Heated Garage, Insulated, Oversized, Parking Pad, Paved, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Awning(s), Balcony, Courtyard, Outdoor Kitchen, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Lake, Front Yard, Garden, Landscaped, Level, Other, Private
Roof	Asphalt
Construction	Cedar, Concrete, Other, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	July 11th, 2024
Days on Market	86
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office Century 21 Maximum

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