

\$239,900 - 4738 50 Street, Sylvan Lake

MLS® #A2128833

\$239,900

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.15 Acres

Downtown, Sylvan Lake, Alberta

This cottage is situated on 2 25ft lots x 130ft deep! Has a detached garage and is zoned for multi unit options like a triplex or even a 4plex if designed right! The property is currently a 1 bedroom property with original hardwood floors in the living room. Comes with newer flooring in the kitchen and 4pc bathroom. As you can see from the photos its a very mature and beautiful lot Just 1.5 blocks from the beach. Currently used as a STR (short term rental) this property gets \$200/night in the shoulder season and \$240/n in the prime season. Renting for 8 months in the off season fully furnished for \$1,100/m not including utilities, or \$1,650 all in. Its a great opportunity for an investor, or even a first time owner, take advantage of the STR market in Sylvan Lake or just come for some downtime. There is even room for an RV! Just down the street from our Nexsource Center (community center that has 2 hockey rinks, curling rink, swimming pool and more) and only 3 minute walk to the downtown center, beaches, restaurants and seasonal festivities. Financing for this property cannot be w/5% down and note the zoning does not allow for single family home, or major renovations to the current structure. Allowed to maintain structure but not add on or re-structure it.

Built in 1950

Essential Information



MLS® #	A2128833
Price	\$239,900
Sold Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	490
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4738 50 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1G6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Baseboard, Electric, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Wood Siding

Foundation Perimeter Wall, Other

Additional Information

Date Listed May 3rd, 2024
Date Sold May 10th, 2024
Days on Market 6
Zoning DC-50
HOA Fees 0.00

Listing Details

Listing Office KIC Realty

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