

\$539,900 - 5028 36 Street, Sylvan Lake

MLS® #A2134798

\$539,900

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

Experience the charm of lakeside living by owning a piece of the Cottage District in Sylvan Lake. This home offers a tranquil lifestyle on a quiet street, just a minute away from the lake and sandy beach. Situated on a large lot bordered by mature trees, there's ample space for family and friends to enjoy summer days. It's a short walk to Centennial Park, downtown shops, and restaurants. Upon entering, you're welcomed by a spacious foyer leading into an immaculate home. The main floor features a vaulted ceiling and bright windows, creating a cozy living space. The generous kitchen offers amazing windows, plenty of cabinets and a large dining area overlooking the expansive backyard. The primary bedroom is spacious with its own 4-piece ensuite, while the second bedroom is also well-sized, with a main floor bathroom nearby.

The bright lower level includes two additional bedrooms with full-sized windows for plenty of light, a full bathroom, a separate laundry room with a sink, and a family room perfect for entertaining including a wet bar and highlighted by a gas fireplace.

This home also boasts an attached heated double garage with ample storage for beach toys, and a paved driveway with extra parking for four more vehicles. It's an ideal opportunity for an AIRBNB, capable of sleeping up to 10 adults. Most furniture can be negotiated, making it potentially turnkey for immediate income or a perfect family home or cottage.



Built in 1999

Essential Information

MLS® #	A2134798
Price	\$539,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,093
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5028 36 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1B2

Amenities

Parking Spaces	6
Parking	Alley Access, Asphalt, Double Garage Attached, Driveway, Front Drive, Heated Garage, Parking Pad
Waterfront	Beach Access, Beach Front, Lake Access

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Backs on to P Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	May 25th, 2024
Date Sold	June 30th, 2024
Days on Market	36
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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