

# \$299,900 - 5019 46 Street, Sylvan Lake

MLS® #A2153666

**\$299,900**

2 Bedroom, 1.00 Bathroom, 757 sqft  
Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Location Location!!!! This adorable and affordable cabin is located in a prime location to enjoy as a family cottage or to operate as an Air Bnb. Located one block to the lake and all the amenities of downtown, this beautifully renovated two-bedroom, one-bathroom home is a rare gem. The recent upgrades include fresh paint, new floors, and new appliances, ensuring a modern and inviting atmosphere. The private backyard offers a quiet escape, perfect for relaxation or entertaining. This property combines convenience, comfort, and lake life living, making it the ideal choice for a vacation home, or revenue property.

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2153666    |
| Price          | \$299,900   |
| Sold Price     | \$260,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 757         |
| Acres          | 0.07        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5019 46 Street  |
| Subdivision | Cottage Area    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1C7         |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan    |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Basement          | None                               |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Stone, Vinyl Siding         |
| Foundation        | Wood                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 30th, 2024     |
| Date Sold      | November 12th, 2024 |
| Days on Market | 93                  |
| Zoning         | W-DC                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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