

\$240,750 - 5112 48 Avenue, Sylvan Lake

MLS® #A2161911

\$240,750

2 Bedroom, 1.00 Bathroom, 812 sqft

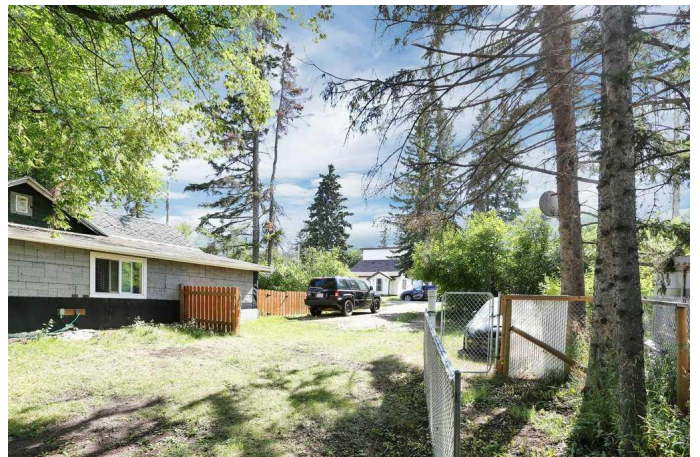
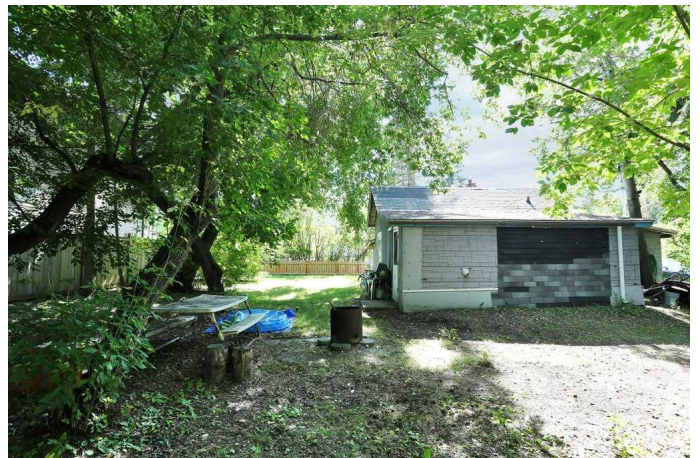
Residential on 0.16 Acres

Downtown, Sylvan Lake, Alberta

Welcome to an exceptional opportunity in the heart of Sylvan Lake! Nestled on a quiet avenue, this property is a hidden gem, offering a prime location just a short walk from the pristine shores of Sylvan Lake. Surrounded by mature trees, this lot provides both privacy and the perfect backdrop for your lakeside lifestyle. The property features a cozy, older 2-bedroom, 1-bathroom home currently generating rental income, making it a versatile investment. Whether you're looking to renovate, rebuild, or simply enjoy the steady rental income, this property offers numerous possibilities. Sylvan Lake is renowned for its 18 km spring-fed waters, ideal for boating, swimming, and fishing. Beyond the lake, the area boasts a rich array of amenities including golf courses, mini-golf, shopping, and dining options. Enjoy an evening at the local minor league baseball game with the Sylvan Lake Gulls, and end your day with a peaceful stroll along the beach. This property offers an unparalleled opportunity to experience the best that Sylvan Lake has to offer. Whether you're seeking a serene retreat, a rental investment, or a place to build your dream home, this location provides the perfect canvas. Don't miss out on the chance to own a slice of paradise in one of Sylvan Lake's most sought-after neighborhoods.

Built in 1938

Essential Information



MLS® #	A2161911
Price	\$240,750
Sold Price	\$226,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5112 48 Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Asphalt

Foundation Combination, Poured Concrete, Wood

Additional Information

Date Listed August 30th, 2024
Date Sold December 10th, 2024
Days on Market 101
Zoning W-DC
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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