

# \$379,900 - 5015 48 Street, Sylvan Lake

MLS® #A2182073

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.06 Acres

Downtown, Sylvan Lake, Alberta

An End-unit townhouse, located in the heart of Sylvan Lake's downtown core, that offers an exceptional opportunity for both homeowners and investors. With no condo fees and zoning suitable for various uses (W-DC), this property has the flexibility to be used as a family home or a long-term rental. And of course, the location makes it a prime candidate for generating consistent rental income.

This two-storey townhouse features 3 spacious bedrooms on the upper floor, including a primary bedroom with its own 3-piece ensuite and a convenient walk-in closet. Upstairs, you will also find a separate laundry room, ensuring ease of access for day-to-day chores.

The main floor is designed for both functionality and comfort. It boasts an open-concept living area, where the kitchen, dining room, and living room seamlessly connect, offering the perfect space for entertaining guests or enjoying family time. The cozy gas fireplace in the living room adds a welcoming warmth, perfect for chilly evenings. Additionally, there is a crawlspace providing extra storage, and an attached single garage for your parking convenience.

Recent updates make this home move-in ready, including a new roof installed in 2023 and a hot water tank replaced just two years ago.



The location couldn't be better: youâ€™re a VERY short distance from the lake and Lakeshore Drive, renowned for its array of bars, restaurants, and scenic views. Local amenities such as parks, playgrounds, walking paths, and rec sports like fishing, go-carts, and golf, are all nearby, making it attractive for families and outdoor enthusiasts!

Built in 1997

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2182073      |
| Price          | \$379,900     |
| Sold Price     | \$370,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,424         |
| Acres          | 0.06          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5015 48 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1X9         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters                             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas, Living Room                                             |
| Has Basement      | Yes                                                          |
| Basement          | None, Crawl Space                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 3rd, 2024  |
| Date Sold      | December 24th, 2024 |
| Days on Market | 21                  |
| Zoning         | W-DC                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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