

# \$265,000 - 4740 50 Street, Sylvan Lake

MLS® #A2195191

**\$265,000**

1 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

Tucked away in the heart of Sylvan Lake, this charming 1940s cottage is more than just a home - it's a story waiting to be told. Just a short stroll to the water's edge, this cozy 574 sqft retreat invites you to slow down, breathe in the fresh lake air, and embrace the magic of simple living. Inside, the warmth of the fireplace sets the tone for quiet mornings with coffee in hand, while the 1-bedroom + flex room offers space for family, friends, or the occasional weekend guest. A 4 piece bathroom provides essential functionality for everyday living or weekend stays. The home's space keeps the vintage charm alive, reminding you of a time when life was a little slower and a lot sweeter. Beyond your doorstep, Sylvan Lake buzzes with energy in every season - summer brings days on the water, boutique shopping, and patio dining, while winter transforms the town into a wonderland of skating, ice fishing, festivals, and cozy fireside nights. The annual parade passes right in front of the home, a nostalgic nod to the "small town" charm that makes this place so special. With golf courses nearby, schools within reach, and all the amenities of a city wrapped in the heart of lake life, this is more than just a getaway - it's a place to put down roots, to dream, and to create memories that will last for generations. And with possible future development potential, the story of this home is far from over. Will you be the one to write the next chapter?



Built in 1943

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195191    |
| Price          | \$265,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 574         |
| Acres          | 0.10        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4740 50 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1G6         |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Off Street, Alley Access, Unpaved |

## Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air                   |
| Cooling           | None                         |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |
| Fireplaces        | Gas, Living Room             |
| Has Basement      | Yes                          |
| Basement          | Crawl Space, See Remarks     |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Treed |
| Roof              | Metal                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2025 |
| Days on Market | 85                  |
| Zoning         | DC-50               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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