# \$535,000 - 5009 41 Street, Sylvan Lake

MLS® #A2220532

### \$535,000

3 Bedroom, 2.00 Bathroom, 1,473 sqft Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

IMMEDIATE POSSESSION Located in the cottage area of Sylvan Lake. Stroll to the beach, watch spectacular sunsets. Live the lake life. This 2003 custom built two storey home is in the much desired cottage area. Only half a block to the lake, beach and Centennial Park. Main floor offers a large open kitchen, walk-in pantry, living and dining area, bedroom (no closet) and half bath. 2nd floor features two bedrooms, hall closet and spacious full bathroom. The unfinished basement is fully insulated with under floor heating plumbed in for future development. Mature trees and shrubs offer natural privacy to enjoy the outdoors on the front and back decks. Off street parking is in the rear yard. Owners have maintained home with new fridge, updated stove, shingles 2016, hot water tank 2017, dryer 2024, washer 2025, smoke/carbon monoxide detectors replaced July 2025, furnace and ducts professionally inspected and cleaned August 2025, carpets cleaned, house just freshly painted and cleaned. Move in and enjoy your home in the cottage area of Sylvan Lake. Opportunity for a garage in the back.







Built in 2003

## **Essential Information**

MLS® # A2220532 Price \$535,000 Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,473

Acres 0.09

Year Built 2003

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 5009 41 Street

Subdivision Cottage Area

City Sylvan Lake

County Red Deer County

Province Alberta

Postal Code T4S 1B9

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Bathroom Rough-in, Closet Organizers, Laminate Counters, Pantry

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 172 Zoning R5

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.