

# \$475,000 - 5024 47 Street, Sylvan Lake

MLS® #A2258542

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,783 sqft

Residential on 0.05 Acres

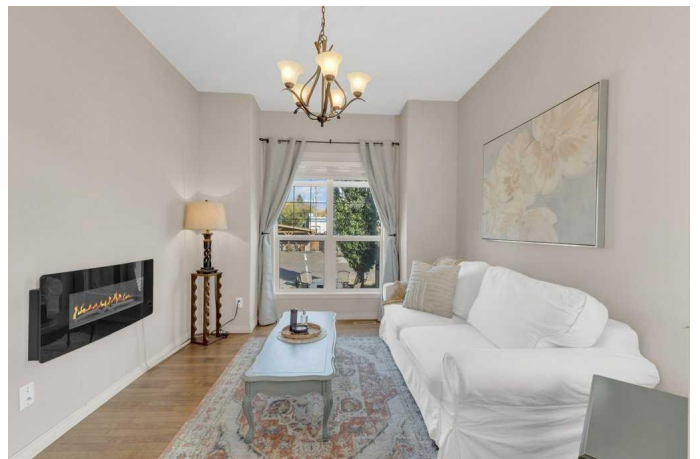
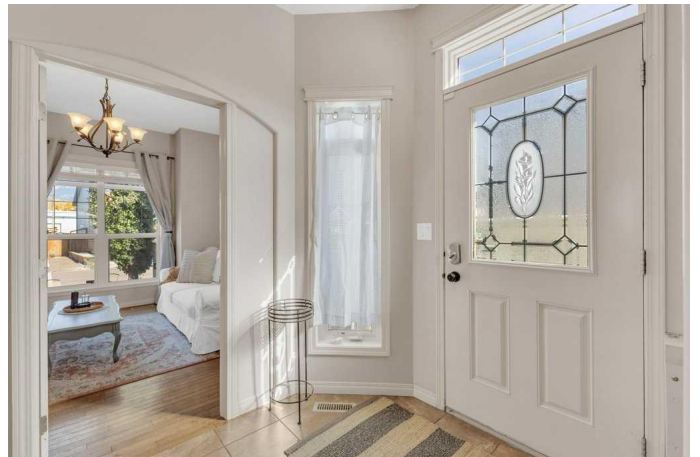
Downtown, Sylvan Lake, Alberta

Discover the perfect blend of investment and lifestyle with this 3-storey, fully furnished half-duplex in the heart of Sylvan Lake. Offering nearly 1,800 sq ft of living space plus an undeveloped basement for future possibilities. Designed for comfort and convenience, this home sleeps up to 10 adults and comes completely turn-key. From quality furnishings and tasteful décor to a fully equipped kitchen, linens, Smart TV, and secure check-in systems, everything is in place to welcome guests or enjoy for yourself from day one.

The main floor features an inviting open layout with hardwood floors, a gas fireplace, and seamless access to a west-facing deck and zero-maintenance fenced yard. Upstairs are 3 spacious bedrooms, while the top floor offers a versatile 4th bedroom—ideal for guests, a media space, or a private office. A single attached garage adds convenience year-round.

Built in 2008 and free from condo fees, this property sits just steps from Lakeshore Drive's vibrant restaurants, shops, marina, and the beach. Whether you're searching for a vacation retreat or a proven short-term rental, this home delivers comfort, location, and ease of ownership.

Built in 2008



## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2258542                    |
| Price          | \$475,000                   |
| Bedrooms       | 4                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,783                       |
| Acres          | 0.05                        |
| Year Built     | 2008                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 3 Level Split |
| Status         | Active                      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5024 47 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1C5         |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                       |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Entrance, Storage   |
| Lot Description   | Back Yard, Front Yard, Lake |
| Roof              | Asphalt                     |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 63                   |
| Zoning         | RC2                  |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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