

# \$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	Alley Access, Off Street, 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	65
Zoning	DC-50

### **Listing Details**

Listing Office	CIR Realty
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