

4740 50 Street
Sylvan Lake, Alberta

MLS # A2195191



\$265,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	574 sq.ft.	Age:	1943 (82 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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?