

**5008 41 Street**  
**Sylvan Lake, Alberta**

**MLS # A2205574**



**\$739,900**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,810 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island		

**Inclusions:** Hot Tub, Fire Place

Welcome to 5008 41 Street in Sylvan Lake, a beautifully designed 6-bedroom, 3.5-bath home just steps from the beach, walking trails, and all the best of lake life. Whether you're seeking a full-time residence, a vacation retreat, or a smart investment property, this home delivers on all fronts. The bright, open-concept main floor features beautiful hardwood and tile flooring throughout, with a spacious kitchen anchored by a large central island &mdash; ideal for cooking, hosting, and gathering. Upstairs, you'll find the primary bedroom with a private 3-piece ensuite, plus three more generous bedrooms and a full laundry room. The fully finished basement offers two additional bedrooms, a full bathroom, second laundry area, and a private exterior entrance. To date, all primary rental income has come from the upper level only, which has been successfully used for both short-term (Airbnb) and long-term rentals. The basement remains mostly unused, aside from one room that is currently being rented for storage. Outside, enjoy your private hot tub &mdash; a huge draw for guests and a perfect way to relax year-round. Additional features include, central vacuum roughed in, double detached garage which is currently being rented out for \$450/month. The basement storage room is also being rented out at \$275/month. 2023/2024 Rental Revenue for Airbnb is \$48,212.29 - long term rental \$24,450 - Garage Rental \$5400/year & Storage room rental in the basement \$3300/year. The total gross income is approximately \$81,362.29 annually.