

**49 Sylvan Drive**  
**Sylvan Lake, Alberta**

**MLS # A2249853**



# \$434,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Lakeview Heights  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,083 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Lake, Lawn, No Neighbours Behind, Private              |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Vinyl                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Separate Entrance              |                   |    |

**Inclusions:** Fridge x2, Stove x2, Dishwasher(upstairs), Dishwasher portable (downstairs -as is) washer(downstairs), dryer(downstairs), washer(upstairs-as is) Window Coverings, Garage Opener, Shed, water softener.

This 5-bedroom, 2.5-bathroom bungalow offers recent renovations, a functional layout, and a private yard on a large lot. The main floor features 3 bedrooms, including a primary with 2-piece ensuite and garden doors to the deck, a 3-piece main bath, and an open-concept kitchen, dining, and living area with a kitchen island. A small washer is conveniently located in the kitchen. The separate basement entrance leads to a fully finished lower level with 2 bedrooms, a renovated 4-piece bathroom (2021), a wet bar, and a butler's pantry—ideal for entertaining or roommate use. Enjoy the outdoors in the fully fenced backyard (2021) with a deck, large back yard and a shed. The detached double garage has 220 wiring, plus there's RV parking with a 30-amp plug, a panel roughed in for a hot tub, and a gravel driveway along the side of the lot. Notable updates include: new furnace and hot water tank (2020), new eavestroughs (2019), upstairs shower (2020), and more.