

5115 48 Avenue
Sylvan Lake, Alberta

MLS # A2254715



\$499,000

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|------------------|---|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,087 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Lawn | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), French Door | | |

Inclusions: none

Are you a savvy investor or a first time home buyer looking to secure an amazing property in Sylvan Lake with rental income?!?! This well-maintained property has gone through extensive renovations and landscaping. LOCATION, LOCATION, LOCATION!! Close to downtown and the super fun Sylvan boardwalk – this property puts you in the heart of it all while maintaining quiet on a non-busy street. Currently the owner rents the upper and lower portions of the home separately, and it has also been a successful Air BnB. Main level boasts a great kitchen and dining room looking out onto a large and private backyard. A large office/flex room and two bedrooms with a full bath and large living room. Downstairs there is another full kitchen, living room, full bathroom and 2 more bedrooms. There is a separate laundry room at the bottom of the stairs as part of the shared large entrance. There are TWO SEPARATE yards, so if you are using this as a rental or Air BnB each guest has their dedicated space!! Both yards are completely fenced and the rear includes a 16x24 garage with power adding even more opportunity! *Most interior photos from prior to current tenants.