

# \$349,900 - 4738 50 Street E, Sylvan Lake

MLS® #A2251325

## \$349,900

1 Bedroom, 1.00 Bathroom, 490 sqft  
Residential on 0.15 Acres

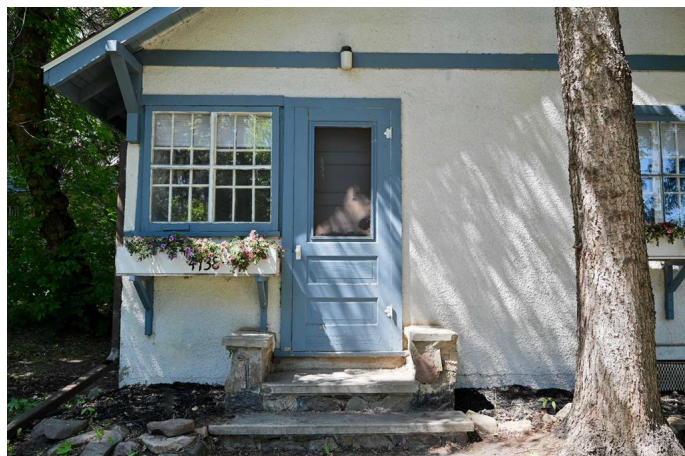
Downtown, Sylvan Lake, Alberta

This quaint cabin is located only blocks from Lake Shore drive close to shops, restaurants and playgrounds! The cabin has back-alley access with room for RV parking, a detached garage and has been rezoned for multifamily and or commercial mixed use, making this an ideal purchase for investors! If combined with the neighboring tripe lot the development potential is immense with ideal location only blocks from the lake. The double lot measuring 6499 square feet is centrally located and is currently running as a licenced Airbnb from May through September for \$180-\$250/night, renting for \$1600 fully furnished including utilities in the off season. Recent upgrades include; a new roof, eves and gutters were all replaced, and the interior painted spring of 2024. There was foundation work and some insulation added in spring of 2025. An amazing opportunity to own in the hub of Sylvan Lake!

Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251325  |
| Price          | \$349,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 490       |
| Acres          | 0.15      |



|            |             |
|------------|-------------|
| Year Built | 1947        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4738 50 Street E |
| Subdivision | Downtown         |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S1G8           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 3                                                     |
| Parking        | Gravel Driveway, Alley Access, Single Garage Attached |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Wood Windows                           |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Space Heater, Wall Furnace                |
| Cooling           | None                                                   |
| Fireplaces        | Electric, Gas                                          |
| Has Basement      | Yes                                                    |
| Basement          | Crawl Space, None                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Fruit Trees/Shrub(s), Treed |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Siding                                                                 |
| Foundation        | Block, Combination, Other                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 70                |

Zoning

DC-50

Listing Details

Listing Office

Royal LePage Network Realty Corp.

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