

# \$549,900 - 5009 41 Street, Sylvan Lake

MLS® #A2220532

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

**IMMEDIATE POSSESSION** Located in the cottage area of Sylvan Lake. Stroll to the beach, watch spectacular sunsets. Live the lake life. This 2003 custom built two storey home is in the much desired cottage area. Only half a block to the lake, beach and Centennial Park. Main floor offers a large open kitchen, walk-in pantry, living and dining area, bedroom (no closet) and half bath. 2nd floor features two bedrooms, hall closet and spacious full bathroom. The unfinished basement is fully insulated with under floor heating plumbed in for future development. Mature trees and shrubs offer natural privacy to enjoy the outdoors on the front and back decks. Off street parking is in the rear yard. Owners have maintained home with new fridge, updated stove, shingles 2016, hot water tank 2017, dryer 2024, washer 2025, smoke/carbon monoxide detectors replaced July 2025, furnace and ducts professionally inspected and cleaned August 2025, carpets cleaned, house just freshly painted and cleaned. Move in and enjoy your home in the cottage area of Sylvan Lake. Opportunity for a garage in the back.

Built in 2003

## Essential Information

MLS® # A2220532

Price \$549,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,473
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5009 41 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Laminate Counters, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	105
Zoning	R5

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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