

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

MLS® #A2251325

**\$349,900**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.15 Acres

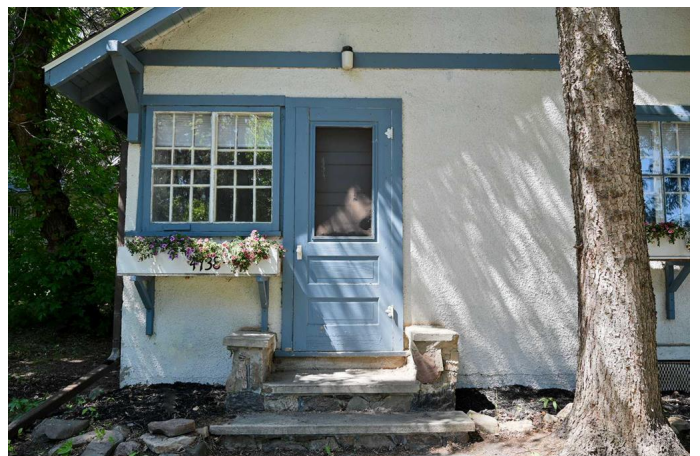
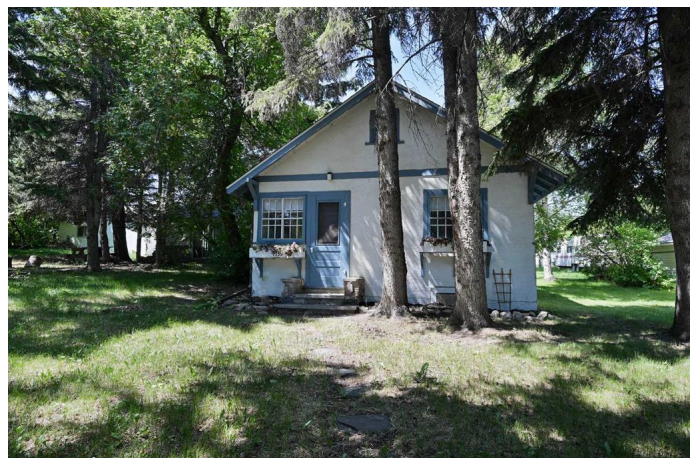
Downtown, Sylvan Lake, Alberta

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	Alley Access, Gravel Driveway, 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, Fruit Trees/Shrub(s), Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block, Combination, Other

### Additional Information

Date Listed	August 25th, 2025
Days on Market	9

Zoning

DC-50

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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