

# \$440,000 - 3912 50 Avenue, Sylvan Lake

MLS® #A2218108

**\$440,000**

2 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to 3912 50 Ave, a delightful 2-storey cottage nestled in the heart of Sylvan Lake. Bursting with character and vintage charm, this fully furnished 2-bedroom, 1.5-bath home offers the perfect blend of cozy comfort and unbeatable location—ideal as a starter home, vacation getaway, rental property, or Airbnb investment. Step inside and fall in love with the whimsical spiral staircase leading to a sunlit loft, large bedroom and half bath upstairs. Downstairs, you’ll find a spacious main-floor bedroom and a full bathroom, along with a bright, open-concept living space perfect for relaxing or entertaining. The cottage comes completely furnished, including all appliances, allowing you to move in or start renting immediately. Outside, enjoy summer evenings in the large, fully fenced backyard featuring a deck, firepit, and shed for added storage. With room for two vehicles in the private driveway, convenience meets charm at every turn. Located just a short walk from Sylvan Lake’s vibrant beach, local restaurants, boutique shops, and seasonal festivals, this home offers not just a place to live—but a lifestyle. Whether you're sipping your morning coffee on the deck or hosting guests under the stars, this property captures the essence of lakeside living. Don’t miss your chance to own a piece of Sylvan Lake’s cottage charm.

Built in 1990



## Essential Information

MLS® #	A2218108
Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	3912 50 Avenue
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B7

## Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Bookcases
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Fire Pit
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Slab

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	23
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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