

# \$625,000 - 5023 36 Street, Sylvan Lake

MLS® #A2257593

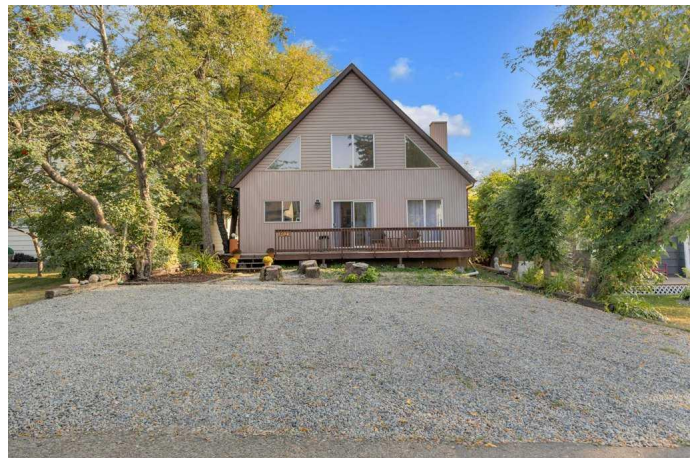
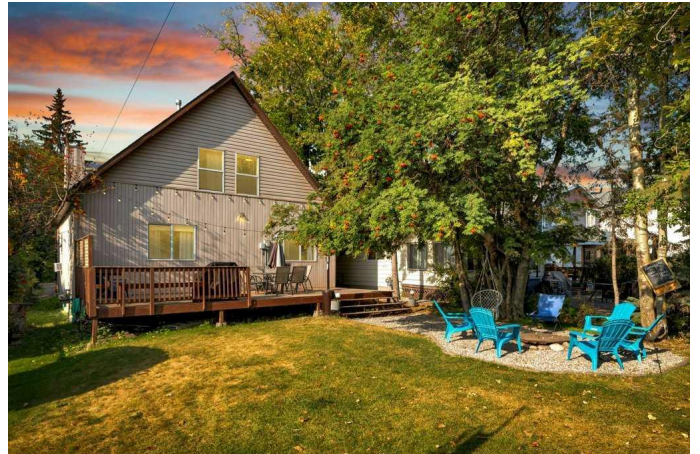
**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

This charming 1.5 storey home is truly a rare opportunity, located just half a block from the lake in Sylvan Lake's highly desired cottage community. Whether you're seeking a year-round residence, a family retreat, or an investment property, this one checks all the boxes. The main floor boasts an open-concept kitchen, dining, & living area with sun-filled windows & soaring vaulted ceilings, creating a warm, inviting space to gather. The bright kitchen, features a new gas stove, plenty of counter space, & ample cabinets for storage. Also on the main level are two bedrooms, a full 4-piece bathroom, & convenient main floor laundry. Upstairs, the upper level hosts two additional spacious bedrooms & a 2-piece bathroom, making it perfect for family or guests. Practical features include a crawl space for extra storage & a new hot water tank (2023). This property is a proven income-producing Short Term Rental with an established rental history. Even better—all furniture & household items are included in the sale at no additional value. (minus a few staging pieces—ask your REALTOR® for details). It's fully set up & ready to continue generating income from day one. The backyard is an entertainer's dream with a large deck, ambient string lighting, a cozy fireplace—the perfect place to gather with friends & family after a day at the beach! With the shoreline, beach, & walking paths just steps away, this property offers not only the lake lifestyle you've been waiting



for but also an excellent investment opportunity.

Built in 1998

### **Essential Information**

MLS® #	A2257593
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5023 36 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B2

### **Amenities**

Parking Spaces	4
Parking	Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan
Appliances	Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

**Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	See Remarks

**Additional Information**

Date Listed	September 16th, 2025
Zoning	R5

**Listing Details**

Listing Office	CIR Realty
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