

# \$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 | 100            |
| Zoning         | R5             |

**Listing Details**

Listing Office           Royal Lepage Network Realty Corp.

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