

# \$275,000 - 5019 48 Avenue, Sylvan Lake

MLS® #A2217499

## \$275,000

3 Bedroom, 2.00 Bathroom, 608 sqft

Residential on 0.07 Acres

Downtown, Sylvan Lake, Alberta

Welcome to this charming 3 bedroom, 1 1/2 bathroom bi-level townhouse (NO CONDO FEES) located in the heart of Sylvan Lake. Currently operating as an Airbnb, this well-maintained home offers an unbeatable location within walking distance to the lake, yet tucked away on a quiet street for added peace and privacy. The upper level features an open-concept living room, kitchen, and dining area, along with a convenient 2-piece bathroom. Step out onto the back deck overlooking a private, fully fenced yard complete with a fire pit and rear parking. The lower level includes three bright bedrooms with large windows, a full 4-piece bathroom, and a laundry area. This property faces the beautifully landscaped courtyard at Town Hall, complete with a playground and direct access to walking trails that span across town. Whether you're looking for a revenue property, weekend getaway, or full-time home—owning a piece of Sylvan Lake is rarely this affordable!

Built in 1995

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2217499  |
| Price      | \$275,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 608           |
| Acres          | 0.07          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5019 48 Avenue  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S1G6          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                    |            |               |                                      |
|-------------------|------------------------------------|------------|---------------|--------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home |            |               |                                      |
| Appliances        | Dishwasher,                        | Microwave, | Refrigerator, | Washer/Dryer, Window Coverings, Oven |
| Heating           | Forced Air                         |            |               |                                      |
| Cooling           | None                               |            |               |                                      |
| Has Basement      | Yes                                |            |               |                                      |
| Basement          | Finished, Full                     |            |               |                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Private Yard           |
| Lot Description   | Back Lane, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 2             |

Zoning

R2

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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