

# \$118,500 - 31, 4851 46 Street, Sylvan Lake

MLS® #A2257533

**\$118,500**

2 Bedroom, 1.00 Bathroom, 826 sqft

Mobile on 0.00 Acres

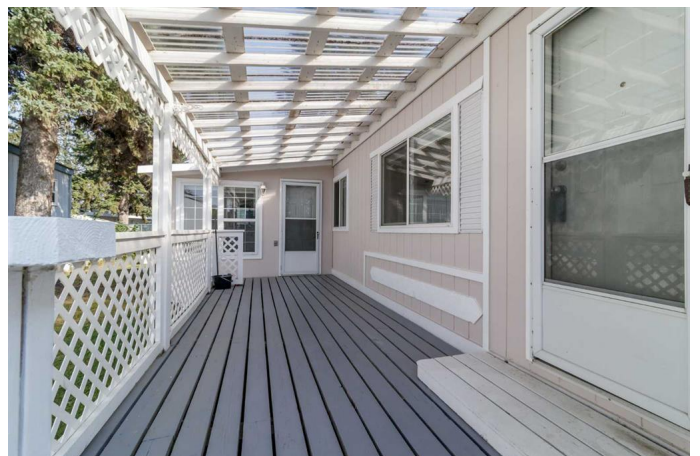
Downtown, Sylvan Lake, Alberta

Looking for an affordable space at the lake? Look no further. This 2 Bedroom 1 bathroom home has been well maintained, recently updated and is ready for a new owner now! Lot rent is reasonable at \$540 a month which includes water, sewer and garbage. Water lines beneath the trailer were replaced in 2023 with new Heat tracing. Shingles are about 9 years old. 40 gallon water tank replaced in 2023 with new drain pan. New furnace just installed 2025 with new chimney and thermostat. Stove, dishwasher and washer and dryer all replaced in 2024. The bedrooms and living room have just been repainted and New smoke alarms installed. This home has a covered deck, fenced yard, raised garden beds and a storage shed. Within walking distance to the lake, shopping and dining. New owners would need to pay a deposit of \$540 to the park and submit an application for approval. Pets are allowed with restrictions. Parking pad can easily accommodate a truck and car or 3 small cars. Additional parking is available across the street for guests.

Built in 1995

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257533  |
| Price     | \$118,500 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 826                     |
| Acres          | 0.00                    |
| Year Built     | 1995                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31, 4851 46 Street |
| Subdivision | Downtown           |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S1L8             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|            |                                                         |
|------------|---------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating    | Forced Air, Natural Gas                                 |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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