

# \$399,900 - 4517 & 4513 46 Street, Sylvan Lake

MLS® #A2259470

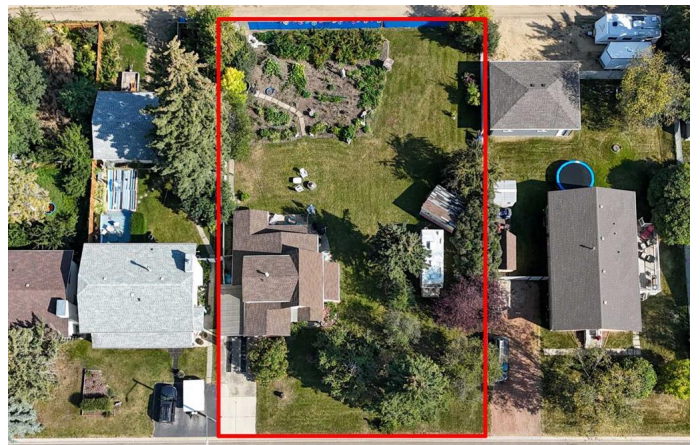
**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,002 sqft  
Residential on 0.34 Acres

Central Core, Sylvan Lake, Alberta

\*\*\*Incredible Sylvan Lake Opportunity\*\*\*

It's not every day that a property like this comes available! Here is your chance to own not one, but TWO TITLED DOUBLE LOTS right beside each other in beautiful Sylvan Lake. Each lot measures 7,483 sqft, giving you an impressive total of almost 15,000 sqft to enjoy, just a few blocks from the lakefront. On one of the lots, you'll find the much loved "Ice Cream House" - a charming character home with a colorful exterior that has become a local favorite. Inside, this one-of-a-kind property is filled with warmth and personality. It features 3 bedrooms and 1 bathroom, a spiral staircase that adds architectural charm, a cozy sunroom perfect for morning coffee, and even a painter's nook that inspires creativity. Every corner of this home tells a story, making it an inviting place to relax and unwind. Step outside and you'll be greeted by mature trees, established landscaping, and a garden that feels like something out of a dream. The property is both private and peaceful, yet just minutes from Sylvan's vibrant lakefront shops, restaurants, and the beach. The possibilities here are truly endless: Enjoy the existing character home and expansive yard. Keep the Ice Cream House as-is and build another home on the second lot, perfect for extended family, a custom dream build, or future resale value. Design your ultimate lake property with room for a large home, garage, and outdoor entertaining. Hold as a long-term



investment with two titled double lots, a rare opportunity in this sought-after location. Use as a full-time residence or vacation home with plenty of space for family and friends. Take advantage of Sylvan Lake's popularity as a vacation hotspot and explore short-term rental opportunities (pending town approval). With the beach, parks, shops, and restaurants just a short walk away, this property combines the best of location, lifestyle, and potential. Whether you're dreaming of lake life year-round, planning a summer escape, or looking for a smart investment, this is a once-in-a-lifetime chance to own a truly unique piece of Sylvan Lake!

Built in 1932

### Essential Information

MLS® #	A2259470
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,002
Acres	0.34
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	4517 & 4513 46 Street
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L2

### Amenities

Parking Spaces	3
Parking	Carport

### Interior

Interior Features	Chandelier, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Private
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Other

### Additional Information

Date Listed	September 25th, 2025
Zoning	R1

### Listing Details

Listing Office	CIR Realty
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