

5048 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2167457



\$549,500

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Lawn		

Heating: Forced Air, Natural Gas, Pellet Stove

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Crawl Space, See Remarks

Exterior: Wood Frame

Foundation: Perimeter Wall, Piling(s)

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 33-38-1-W5

Zoning: R5

Utilities: -

Inclusions: All furniture is negotiable

This BEACH GEM is only steps away from the Sylvan Lake Beachfront! With plenty of rustic charm, this property makes for both a great summer getaway or a cozy year-round home! Walk through the doors of this home and be greeted with lots of natural light filling the 10 foot vaulted ceilings of the spacious living room. With an Open Concept design, the seamless transition between the Living Room, Dining Room and Kitchen make entertaining easy. Spacious Laundry room, three generous sized bedrooms and a four piece bathroom with jacuzzi and separate shower. Perfectly added features of the wall mouldings, trim and doors showcase the details in this property. With the extra insulation to the crawl space and the pellet stove allows for reduced heating bills for the winter season. This oversized 6500 square foot yard with 8X10 shed and room for future garage development. Your outdoor entertaining needs will be met with the spacious front deck and gas BBQ or enjoy the backyard with its own firepit area. Across the street takes you to the promenade that leads you to the heart of Sylvan Lake with the amenities of restaurants, parks, sandy beaches and lake access.