

# \$499,000 - 5115 48 Avenue, Sylvan Lake

MLS® #A2254715

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.15 Acres

Downtown, Sylvan Lake, Alberta

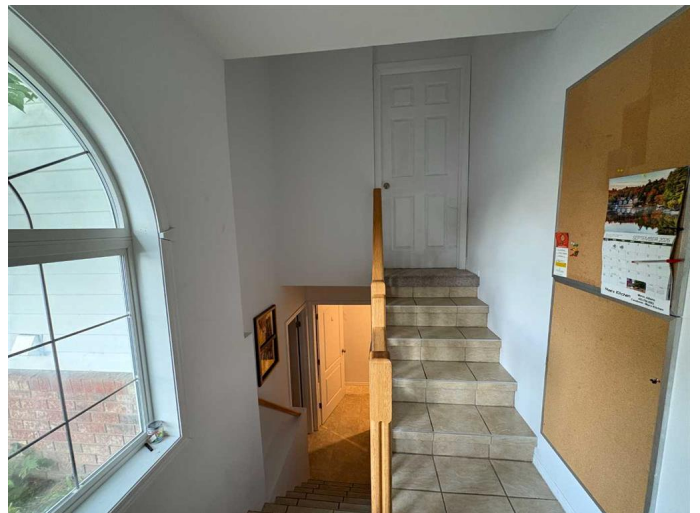
Are you a savvy investor or a first time home buyer looking to secure an amazing property in Sylvan Lake with rental income?!?! This well-maintained property has gone through extensive renovations and landscaping. LOCATION, LOCATION, LOCATION!! Close to downtown and the super fun Sylvan boardwalk – this property puts you in the heart of it all while maintaining quiet on a non-busy street. Currently the owner rents the upper and lower portions of the home separately, and it has also been a successful Air BnB. Main level boasts a great kitchen and dining room looking out onto a large and private backyard. A large office/flex room and two bedrooms with a full bath and large living room. Downstairs there is another full kitchen, living room, full bathroom and 2 more bedrooms. There is a separate laundry room at the bottom of the stairs as part of the shared large entrance. There are TWO SEPARATE yards, so if you are using this as a rental or Air BnB each guest has their dedicated space!! Both yards are completely fenced and the rear includes a 16x24 garage with power adding even more opportunity! \*Most interior photos from prior to current tenants.

Built in 2001

## Essential Information

MLS® #                      A2254715

Price                        \$499,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,087       |
| Acres          | 0.15        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5115 48 Avenue  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1G6         |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                       |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 65                  |
| Zoning         | R2                  |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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