

\$395,000 - 5016 44 Street, Sylvan Lake

MLS® #A2256855

\$395,000

4 Bedroom, 2.00 Bathroom, 658 sqft

Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Just half a block from the beach and right in the hub of Sylvan Lake, this fully renovated bi-level half duplex is move-in ready and loaded with upgrades. The main level offers two bedrooms, a full bathroom, a bright living room and a modern IKEA kitchen. Downstairs you'll find two more bedrooms, another full bathroom, and a second kitchen space with cabinetry already in place—just missing a stove and fridge—making it ideal for an illegal suite.

This home has been extensively updated with new windows, fresh exterior paint, shingles replaced in 2016, washer and dryer in 2017, a new furnace in 2017, new hot water tank in 2021, a new fridge in 2024, updated plumbing with no Poly-B, new paint and baseboards throughout, fresh ceiling paint, new laminate flooring, and contemporary IKEA kitchens on both levels. Outside, the property features a fully fenced backyard with a shed, plus room to park at the front or in the back.

A rare opportunity to live steps from the water, restaurants, shops, and everything that makes Sylvan Lake one of Alberta's most sought-after communities.

Built in 1989

Essential Information

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Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	658
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5016 44 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C4

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street

Interior

Interior Features	Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	3
Zoning	RC1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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