

# \$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 | 10                   |
| Zoning         | RC1                  |

### **Listing Details**

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

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