

\$349,900 - 4738 50 Street E, Sylvan Lake

MLS® #A2251325

\$349,900

1 Bedroom, 1.00 Bathroom, 6,484 sqft

Residential on 0.15 Acres

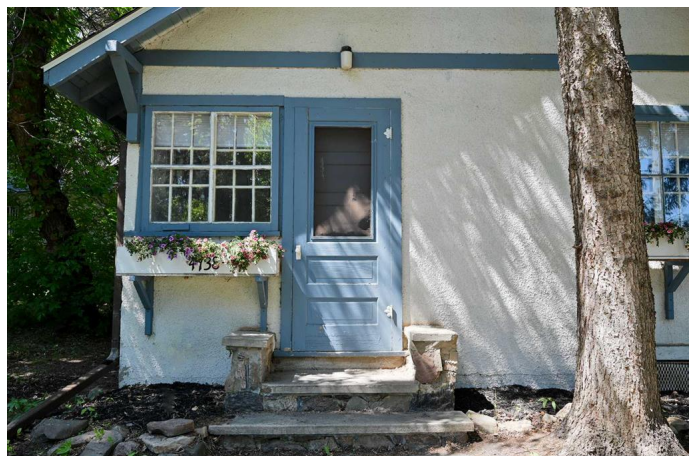
Downtown, Sylvan Lake, Alberta

This quaint cabin is located only blocks from Lake Shore drive close to shops, restaurants and playgrounds! The cabin has back-alley access with room for RV parking, a detached garage and has been rezoned for multifamily and or commercial mixed use, making this an ideal purchase for investors! The double lot measuring 6499 square feet is centrally located and is currently running as a licenced Airbnb from May through September for \$180-\$250/night, renting for \$1600 fully furnished including utilities in the off season. Please note this property cannot be purchased with conventional CMHC 5% down lending, and the rezoning does not allow for a single family detached home or major renovations to the existing structure. Recent upgrades include; a new roof, eaves and gutters were all replaced, and the interior painted spring of 2024. There was foundation work and some insulation added in spring of 2025. An amazing opportunity to own in the hub of Sylvan Lake!

Built in 1947

Essential Information

MLS® #	A2251325
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	6,484
Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4738 50 Street E
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1G8

Amenities

Parking Spaces	3
Parking	Alley Access, Single Garage Attached, Gravel Driveway
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Wood Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Space Heater, Wall Furnace
Cooling	None
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block, Combination, Other

Additional Information

Date Listed	August 25th, 2025
Zoning	DC-50

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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