\$385,000 - 5016 44 Street, Sylvan Lake

MLS® #A2256855

\$385,000

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 placeâ€"just missing a stove and fridgeâ€"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

MLS®# A2256855 Price \$385,000

Bedrooms

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

4

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 51

Zoning RC1

Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.