\$118,500 - 31, 4851 46 Street, Sylvan Lake

MLS® #A2257533

\$118,500

2 Bedroom, 1.00 Bathroom, 826 sqft Mobile on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Looking for an affordable space at the lake? Look no further. This 2 Bedroom 1 bathroom home has been well maintained, recently updated and is ready for a new owner now! Lot rent is reasonable at \$540 a month which includes water, sewer and garbage. Water lines beneath the trailer were replaced in 2023 with new Heat tracing. Shingles are about 9 years old. 40 gallon water tank replaced in 2023 with new drain pan. New furnace just installed 2025 with new chimney and thermostat. Stove, dishwasher and washer and dryer all replaced in 2024. The bedrooms and living room have just been repainted and New smoke alarms installed. This home has a covered deck, fenced yard, raised garden beds and a storage shed. Within walking distance to the lake, shopping and dining. New owners would need to pay a deposit of \$540 to the park and submit an application for approval. Pets are allowed with restrictions. Parking pad can easily accommodate a truck and car or 3 small cars. Additional parking is available across the street for guests.



Essential Information

MLS® # A2257533 Price \$118,500

Bedrooms 2 Bathrooms 1.00







Full Baths 1

Square Footage 826

Acres 0.00

Year Built 1995

Type Mobile

Sub-Type Mobile

Style Single Wide Mobile Home

Status Active

Community Information

Address 31, 4851 46 Street

Subdivision Downtown

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S1L8

Amenities

Parking Spaces 3

Parking Parking Pad

Interior

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Exterior

Roof Asphalt Shingle

Additional Information

Date Listed September 16th, 2025

Listing Details

Listing Office Royal LePage Network Realty Corp.

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