$775,000 - 4444 50 Street, Sylvan Lake

MLS® #A2225554

$775,000

3 Bedroom, 2.00 Bathroom, 1,512 sqft
Residential on 1.00 Acres

Downtown, Sylvan Lake, Alberta

Incredible property in the heart of Sylvan Lake. This 1 acre lot is beautifully landscaped with mature trees and a park-like yard. The home is in fantastic condition and is very open with tons of windows looking out onto the yard and has had extensive renovations over the years. The living room features a wood burning fireplace with a feature wall and oak hardwood flooring. The hardwood carries into the kitchen that has white cabinets w/ full tile backsplash, quartz countertops, raised eating bar, stainless steel appliances, gas range/electric oven and a bayed window area. From this area you look out into the screened porch, which is enhanced with the backdrop of the back yard. There are 3 bedrooms (the primary is quite large) and 2 baths; one has a custom 3 pce tile & glass shower w/ double sinks, linen closet, a vaulted tiled ceiling, and the other bathroom has a soaker tub & custom tiling. The yard is phenomenal. It's private, surrounded by trees, it has a guest/ bunk house for company, a barn-style workshop with a wood burning airtight stove, greenhouse, lots of storage and a garden shed. Just walk through this park-like yard and you will be amazed. The home has a copper penny tone roof (2019), hardi board siding, triple glazed vinyl windows and a heated double garage. Investors! This 104x417 lot could be a prime location for re-development.

Built in 1976

Essential Information

MLS® #	A2225554
Price	$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	1.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4444 50 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Heated Garage, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Double Vanity, Quartz Counters, Soaking Tub, Breakfast Bar, Ceiling Fan(s), Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas Log, Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Rectangular Lot, Landscaped, Treed
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete, Block, Combination

Additional Information

Date Listed	May 28th, 2025
Days on Market	69
Zoning	DC-50

Listing Details

Listing Office	Century 21 Maximum