

# \$399,900 - 3327 50 Avenue, Sylvan Lake

MLS® #A2265267

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

Experience true lake life just two blocks from the water in the charming cottage area of Sylvan Lake! This one-and-a-half-storey home is the perfect summer getaway or an excellent Airbnb investment opportunity. Operated successfully as a short-term rental for the past seven years, this property offers strong cash flow and a fully booked summer history. Full of charm and coastal character, this cozy nautical-style home features two bedrooms plus a versatile loft area ideal for an office, guest space, or relaxing den. The main floor includes a half bathroom and convenient main-floor laundry. Enjoy both front and rear parking, a storage shed, and a firepit area perfect for gathering under the stars on warm summer nights. With plenty of room to add a garage or create RV parking, this property is ready to suit your needs. Whether you're looking for a personal retreat or a proven income property, this Sylvan Lake gem offers endless possibilities and unbeatable proximity to the lake!

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2265267  |
| Price      | \$399,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,114             |
| Acres          | 0.09              |
| Year Built     | 1992              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3327 50 Avenue  |
| Subdivision | Cottage Area    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1A9         |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | French Door, High Ceilings, Laminate Counters          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | None, Crawl Space                                      |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Private Yard           |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt                          |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 6                  |

Zoning

R5

## **Listing Details**

Listing Office

Red Key Realty & Property Management

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