

# \$609,000 - 5023 36 Street, Sylvan Lake

MLS® #A2264251

**\$609,000**

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

This is a rare opportunity to own a charming 1.5-storey home just half a block from the beach in Sylvan Lake's most desired Cottage Area. Enjoy a relaxed lakeside lifestyle in this beautiful property — perfect as a year-round home, a family retreat, or a turnkey short term rental investment. The main floor features an inviting open-concept layout with soaring vaulted ceilings and large windows that flood the space with natural light, creating a bright and grand feel throughout the kitchen, dining, and living areas. A 4-piece bathroom and convenient main-floor bedroom complete this level. Upstairs, the upper level offers two spacious bedrooms and a 2-piece bathroom, ideal for family, kids, or guests. There's also a crawlspace for extra storage, home to the new hot water tank (2023), furnace, and sump pump. Currently operating as a short-term rental, this property is being sold fully furnished, including all household items (minus the staging decor) — truly turnkey and income-ready from day one! The backyard is an entertainer's dream with a large deck, string lighting, a cozy firepit area, alley access, and plenty of parking — the perfect spot to unwind after a day at the beach. Just steps to the lake, shoreline, and walking paths, this property offers the relaxed lake lifestyle you've been waiting for — combined with an excellent investment opportunity in one of Sylvan's most desirable areas. Beautifully decorated and move-in ready — this home is the complete package!



Built in 1998

## Essential Information

MLS® #	A2264251
Price	\$609,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	5023 36 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B2

## Amenities

Parking Spaces	4
Parking	Gravel Driveway, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan
Appliances	Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

### **Additional Information**

Date Listed	October 14th, 2025
Zoning	R5

### **Listing Details**

Listing Office	CIR Realty
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