

# \$725,000 - 5014 43 Street, Sylvan Lake

MLS® #A2231160

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.17 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to your ideal year-round escape, just steps from the shoreline in the heart of Sylvan Lake. Nestled on a rare and spacious double lot, this warm and inviting home offers a unique blend of comfort, character, and unbeatable location. From the moment you arrive, you'll appreciate the generous front and rear parking options, perfect for hosting guests or accommodating lake life toys and trailers.

Step inside to a thoughtfully designed interior that blends functionality with personality. Vaulted ceilings in the main living room create a bright, airy atmosphere, while the second floor overlooks this central space, adding architectural charm and a sense of openness. With four total bedrooms—two upstairs, one on the main level, and another downstairs—this home easily accommodates families, guests, or even a home office setup.

The kitchen and dining spaces are warm and welcoming, leading out to an expansive, covered back deck. Whether you're hosting a summer barbecue or sipping coffee on a rainy morning, the deck provides the perfect setting year-round. Just beyond, a cozy backyard firepit area with colorful Adirondack chairs invites you to unwind and enjoy long evenings under the stars.

The fully developed basement offers additional living space with a comfortable family room, a



charming bar area, and a fourth bedroom. The laundry area is located here as well and features a washer and gas dryer, with both gas and electric hookups in place for convenience. Additional upgrades include a central vacuum system for easy maintenance and efficient cleaning.

Outside, a heated and insulated garage provides year-round workspace or secure storage. The landscaping is tidy and inviting, with mature trees and plenty of green space for gardening, games, or simply soaking up the sunshine.

This home is more than just a house—it's a lifestyle. Located just a short stroll to the beach, local shops, restaurants, and the vibrant lakefront, it offers all the benefits of lakeside living with the space and comfort of a full-time residence. Whether you're looking for a permanent family home, a summer retreat, or a smart investment property in one of Alberta's most loved lake communities, this property is a rare find.

With its character, functionality, and unbeatable location, this is truly the perfect beach home

Built in 1982

**Essential Information**

MLS® #	A2231160
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.17
Year Built	1982
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5014 43 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1C1

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer, Gas Dryer
Heating	Boiler, Baseboard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Wood

### Additional Information

Date Listed	June 16th, 2025
Days on Market	88
Zoning	R5

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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