

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

MLS® #A2257533

**\$118,500**

2 Bedroom, 1.00 Bathroom, 826 sqft

Mobile on 0.00 Acres

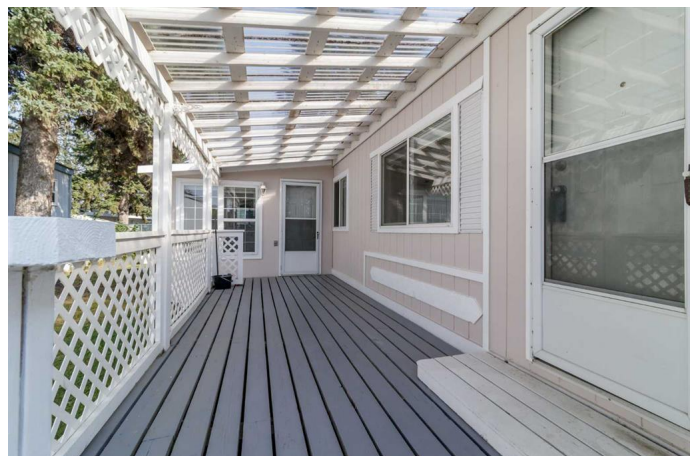
Downtown, Sylvan Lake, Alberta

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.

Built in 1995

## 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
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### Additional Information

Date Listed	September 16th, 2025
Days on Market	1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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