



5115 48 Avenue , Sylvan Lake, Alberta - \$499,000



Main Photo

Property Description

Are you a savvy investor or a first time home buyer looking to secure an amazing property in Sylvan Lake with rental income?!?! This well-maintained property has gone through extensive renovations and landscaping. LOCATION, LOCATION, LOCATION!! Close to downtown and the super fun Sylvan boardwalk – this property puts you in the heart of it all while maintaining quiet on a non-busy street. Currently the owner rents the upper and lower portions of the home separately, and it has also been a successful Air BnB. Main level boasts a great kitchen and dining room looking out onto a large and private backyard. A large office/flex room and two bedrooms with a full bath and large living room. Downstairs there is another full kitchen, living room, full bathroom and 2 more bedrooms. There is a separate laundry room at the



bottom of the stairs as part of the shared large entrance. There are TWO SEPARATE yards, so if you are using this as a rental or Air BnB each guest has their dedicated space!! Both yards are completely fenced and the rear includes a 16x24 garage with power adding even more opportunity! *Most interior photos from prior to current tenants.

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