



## 5016 44 Street , Sylvan Lake, Alberta - \$395,000



Main Photo

### Property Description

Just half a block from the beach and right in the hub of Sylvan Lake, this fully renovated bi-level half duplex is move-in ready and loaded with upgrades. The main level offers two bedrooms, a full bathroom, a bright living room and a modern IKEA kitchen. Downstairs you'll find two more bedrooms, another full bathroom, and a second kitchen space with cabinetry already in place—just missing a stove and fridge—making it ideal for an illegal suite.

This home has been extensively updated with new windows, fresh exterior paint, shingles replaced in 2016, washer and dryer in 2017, a new furnace in 2017, new hot water tank in 2021, a new fridge in 2024, updated plumbing with no Poly-B, new paint and baseboards throughout, fresh ceiling paint, new laminate flooring, and contemporary IKEA kitchens on both levels. Outside, the property features a fully fenced backyard with a shed, plus room to park at the front or in the back.



A rare opportunity to live steps from the water, restaurants, shops, and everything that makes Sylvan Lake one of Alberta’s most sought-after communities.

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