

# \$400,000 - 5039 52 Street, Sylvan Lake

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MLS® #A2212148

**\$400,000**

3 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.20 Acres

Downtown, Sylvan Lake, Alberta

Gothic Charm Meets Lakeside Living – A Hidden Gem Just 1/2 Block from the Water  
Tucked away in one of the most sought-after neighborhoods and just steps from the lake, this storybook 3-bedroom, 2-bathroom Gothic-style retreat is the best little secret you never knew you needed.

From its unique architectural details to the fun loft space perfect for the kids, this home is bursting with character. Set on a generous lot with room to breathe, it also features a single detached garage and a yard ready for summer picnics, stargazing, or weekend bonfires.

Inside, cozy spaces blend seamlessly with whimsical touches, making it an ideal weekend getaway from the hustle of city life—or a full-time haven for those who crave charm and quiet.

If the walls could talk, they™d tell stories of laughter-filled summers, lakeside adventures, and cherished family moments. Now, it's time for a new chapter—to pass this treasured retreat on to the next lucky family.

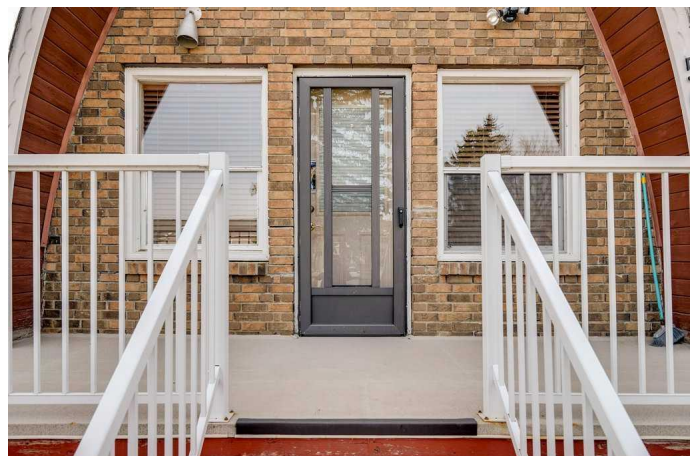
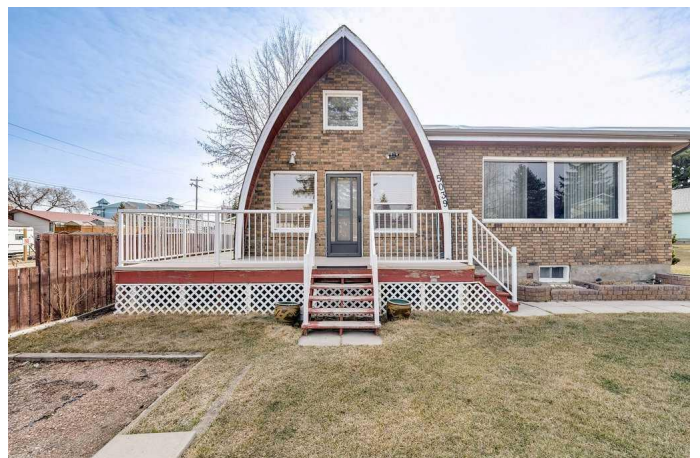
This is where memories are made.

Built in 1971

## Essential Information

MLS® #                   A2212148

Price                     \$400,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 850               |
| Acres          | 0.20              |
| Year Built     | 1971              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5039 52 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1E4         |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Sump Pump(s), Bidet                      |
| Appliances        | Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit                          |
| Lot Description   | Back Lane, Lawn                   |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Wood Frame, Shingle Siding |
| Foundation        | Brick/Mortar, Block               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 22               |
| Zoning         | RWV              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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