

# \$399,000 - 5023 44 Street, Sylvan Lake

MLS® #A2236921

**\$399,000**

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

Cozy Cabin Living by the Lake â€“ Everything New, Just for You!!!! Tucked away in one of the most desirable cottage communities, this charming cabin offers the perfect blend of modern comfort and laid-back lake lifestyle. Just a short stroll from the waterâ€™s edge, parks, and local restaurants, this beautifully updated retreat invites you to slow down, breathe deep, and enjoy every moment.

Whether you're sipping coffee on the porch or taking an evening walk to the lake, life here is all about connectionâ€”to nature, to the community, and to a simpler, more peaceful way of living.

Inside, everything is brand newâ€”from the double-glazed windows and siding to the electrical, plumbing, and high-efficiency furnace. The kitchen shines with new appliances and modern finishes, while the cozy living spaces feature durable vinyl plank flooring and fresh insulation for year-round comfort. The bathroom is sleek and fresh, and the on-demand hot water tank, washer, and dryer add convenience to everyday living.

This is more than a homeâ€”itâ€™s your own slice of the lake life dream, fully renovated and ready to enjoy.

Built in 1937

## Essential Information



MLS® #	A2236921
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.09
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5023 44 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C6

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lake
Roof	Asphalt Shingle
Construction	Mixed

Foundation                      Combination

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                9  
Zoning                              R5

**Listing Details**

Listing Office                    Century 21 Maximum

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