

\$625,000 - 5023 36 Street, Sylvan Lake

MLS® #A2257593

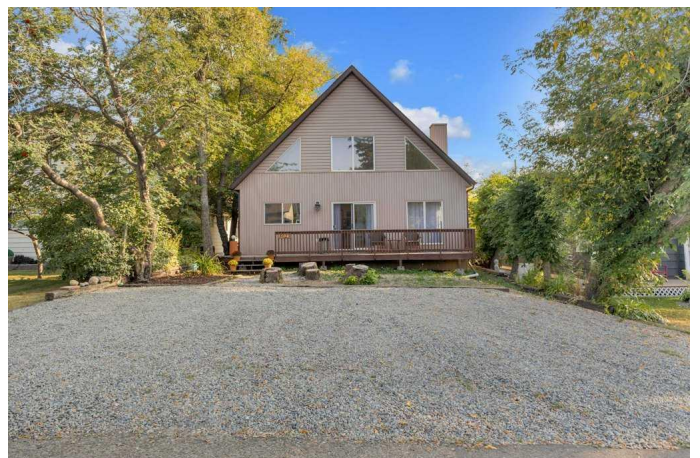
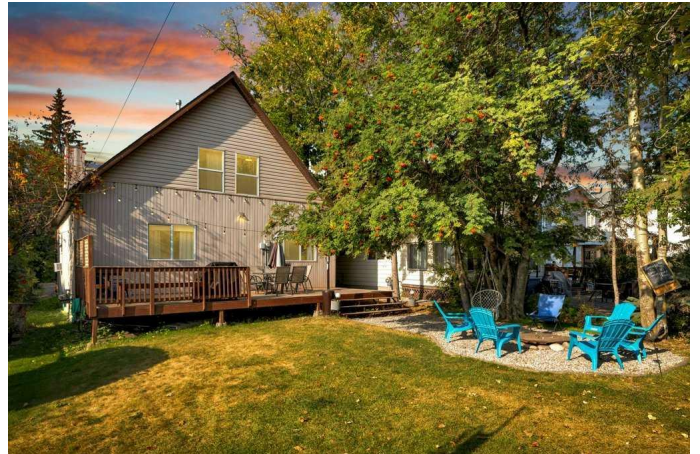
\$625,000

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

This charming 1.5 storey home is truly a rare opportunity, located just half a block from the lake in Sylvan Lake's highly desired cottage community. Whether you're seeking a year-round residence, a family retreat, or an investment property, this one checks all the boxes. The main floor boasts an open-concept kitchen, dining, & living area with sun-filled windows & soaring vaulted ceilings, creating a warm, inviting space to gather. The bright kitchen, features a new gas stove, plenty of counter space, & ample cabinets for storage. Also on the main level are two bedrooms, a full 4-piece bathroom, & convenient main floor laundry. Upstairs, the upper level hosts two additional spacious bedrooms & a 2-piece bathroom, making it perfect for family or guests. Practical features include a crawl space for extra storage & a new hot water tank (2023). This property is a proven income-producing Short Term Rental with an established rental history. Even better—all furniture & household items are included in the sale at no additional value. (minus a few staging pieces). It's fully set up & ready to continue generating income from day one. The backyard is an entertainer's dream with a large deck, ambient string lighting, a cozy fireplace—the perfect place to gather with friends & family after a day at the beach! With the shoreline, beach, & walking paths just steps away, this property offers not only the lake lifestyle you've been waiting for but also an



excellent investment opportunity.

Built in 1998

Essential Information

MLS® #	A2257593
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	5023 36 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B2

Amenities

Parking Spaces	4
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan
Appliances	Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	September 16th, 2025
Days on Market	4
Zoning	R5

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.