

# \$385,000 - 5008 35 Street, Sylvan Lake

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MLS® #A2245127

## \$385,000

2 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

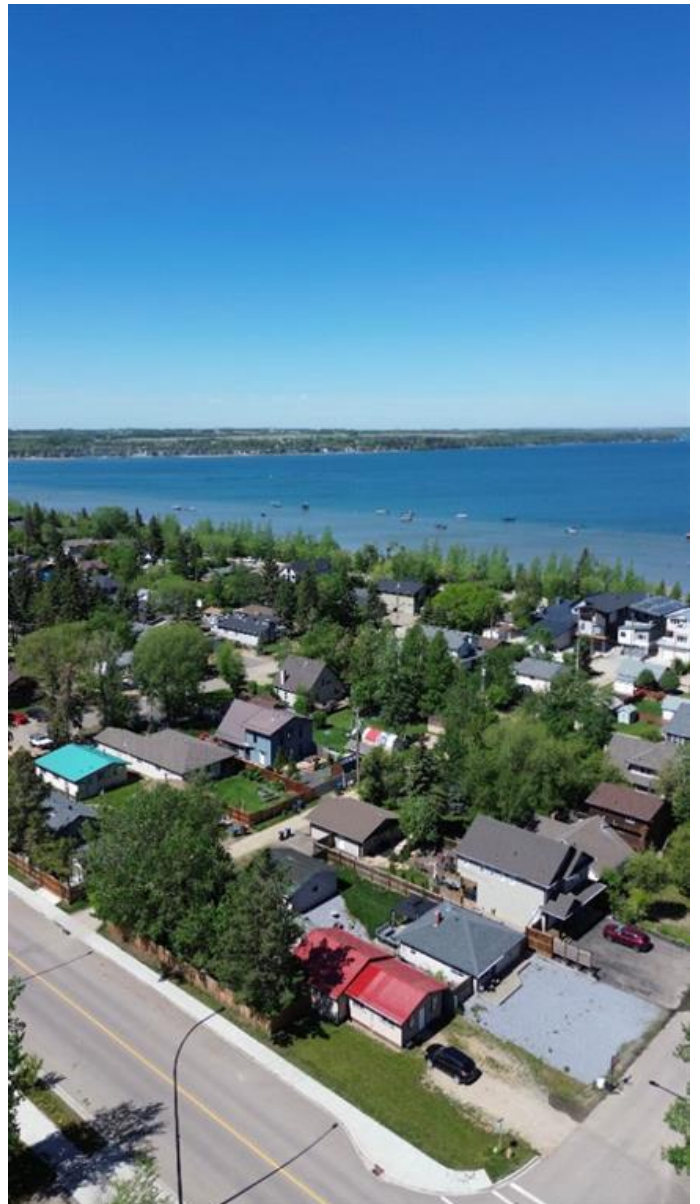
Welcome to this 2-bedroom, 1-bathroom cottage featuring the perfect lakeside retreat, just steps away from the water. Enjoy the peace and serenity of the lake year-round with a spacious backyard, ideal for outdoor gatherings and relaxation. The detached garage provides convenient storage for all your lake toys and equipment plus an additional bunkhouse offers extra space for guests. Whether you're looking for a year-round home or a weekend getaway to the lake, this cute cottage has everything you need for a lakeside lifestyle!

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245127    |
| Price          | \$385,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 701         |
| Acres          | 0.13        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 5008 35 Street  |
| Subdivision | Cottage Area    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1B3         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 3                              |
| Parking        | Gravel Driveway, Single Garage |
| # of Garages   | 1                              |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Ceiling Fan(s)                  |
| Appliances        | Range Hood, Refrigerator, Stove |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Basement          | None                            |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Fire Pit                   |
| Lot Description   | Level, Standard Shaped Lot |
| Roof              | Asphalt                    |
| Construction      | Vinyl Siding, Wood Siding  |
| Foundation        | None                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 40               |
| Zoning         | R5               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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