

\$609,000 - 5023 36 Street, Sylvan Lake

MLS® #A2264251

\$609,000

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

This is a rare opportunity to own a charming 1.5-storey home just half a block from the beach in Sylvan Lake's most desired Cottage Area. Enjoy a relaxed lakeside lifestyle in this beautiful property — perfect as a year-round home, a family retreat, or a turnkey short term rental investment (with town approval). The main floor features an inviting open-concept layout with soaring vaulted ceilings and large windows that flood the space with natural light, creating a bright and grand feel throughout the kitchen, dining, and living areas. A 4-piece bathroom and convenient main-floor bedroom complete this level. Upstairs, the upper level offers two spacious bedrooms and a 2-piece bathroom, ideal for family, kids, or guests. There's also a crawlspace for extra storage which houses the hot water tank, furnace, and sump pump. Currently operating as a short-term rental, this property is being sold fully furnished, including all household items (minus the staging decor) — truly turnkey and income-ready from day one! The backyard is an entertainer's dream with a large deck, string lighting, a cozy firepit area, alley access, and plenty of parking — the perfect spot to unwind after a day at the beach. Just steps to the lake, shoreline, and walking paths, this property offers the relaxed lake lifestyle you've been waiting for — combined with an excellent investment opportunity in one of Sylvan's most desirable areas. Beautifully decorated and move-in ready — this home is the complete



package! Recent updates include new vinyl plank flooring in kitchen and living room, hot water tank (2023), gas stove, gravel pad in rear, added laundry into main room closet.

Built in 1998

Essential Information

MLS® #	A2264251
Price	\$609,000
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	Gravel Driveway, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan
Appliances	Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	Window Unit(s)

Has Basement	Yes
Basement	See Remarks

Exterior

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

Additional Information

Date Listed	October 14th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	CIR Realty
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