

# \$359,999 - 5003 40 Street, Sylvan Lake

MLS® #A2204882

**\$359,999**

2 Bedroom, 1.00 Bathroom, 953 sqft

Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Charming Cottage â€“ Steps from Sylvan Lake!

Step into a piece of history with this enchanting cottage, nestled just one block from the shimmering waters of Sylvan Lake and its scenic parks. This home exudes warmth and character, offering the perfect blend of vintage charm and a prime resort-town location.

Inside, youâ€™ll find original hardwood floors and beautifully varnished wood panel walls, creating a cozy, timeless atmosphere. The built-in kitchen table and dining area add to the homeâ€™s nostalgic appeal, making every meal feel like a cherished tradition. With two inviting bedrooms, one full bath, and an unfinished basement brimming with potential, this home is ready for your personal touch.

Property Highlights: Authentic character with original hardwood & rich wood paneling,  
Prime location â€“ 1 block to Sylvan Lake & park,  
Charming built-in kitchen table & dining room,  
Unfinished basement, New foundation done in the 80'sâ€“ potential for expansion or storage,  
,Perfect for year-round living, a weekend retreat, or investment property.

Whether you're looking for a cozy lakeside getaway or a charming full-time residence, this rare cottage gem wonâ€™t last long.



Donâ€™t miss your chance to own a piece of  
Sylvan Lake history!

Built in 1935

**Essential Information**

MLS® #	A2204882
Price	\$359,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	953
Acres	0.07
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5003 40 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B7

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Other
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Block, Poured Concrete

**Additional Information**

Date Listed	March 23rd, 2025
Days on Market	36
Zoning	R5

**Listing Details**

Listing Office	Real Broker
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