

5008 35 Street  
Sylvan Lake, Alberta

MLS # A2190622



**\$410,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cottage Area                            |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 701 sq.ft.                              | <b>Age:</b>   | 1945 (80 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                               |               |                   |
| <b>Lot Feat:</b> | Level, Standard Shaped Lot              |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | None                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s)            |                   |    |

**Inclusions:** Light Fixtures and White Refridgerator

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!