

# \$319,900 - 5009 43 Street, Sylvan Lake

MLS® #A2240280

**\$319,900**

3 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 0.09 Acres

Cottage Area, Sylvan Lake, Alberta

Charming Cabin Just Steps from the Lake  
Nestled on a quiet street in a highly desirable location, this charming cabin offers the perfect mix of tranquility and convenience. Just a short walk to the lake, it's the ideal setting for weekend getaways or a smart investment property.

Inside, you'll find a bright and cozy living room that welcomes you in with warmth and comfort with a wood burning fireplace. The open kitchen and dining area make it easy to host guests or enjoy meals together, while the practical layout ensures every space feels connected and functional.

With three bedrooms, there's room for the whole family, guests, or even a home office. The 3-piece bathroom is thoughtfully designed for everyday use.

Whether you're curling up after a day on the water, hosting summer BBQs, or simply enjoying the peaceful surroundings, this cabin is ready to become your next haven.

Don't miss the chance to own a slice of lake life in a quiet, friendly neighborhood.

Built in 1955

## Essential Information

MLS® #

A2240280



|                |             |
|----------------|-------------|
| Price          | \$319,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 817         |
| Acres          | 0.09        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5009 43 Street  |
| Subdivision | Cottage Area    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1C1         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Alley Access, Off Street, On Street |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Separate Entrance                                   |
| Appliances        | Microwave, Refrigerator, Stove(s), Window Coverings |
| Heating           | Fireplace(s), Forced Air                            |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Wood Burning                                        |
| Basement          | None                                                |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Lake |
| Roof              | Membrane                                                                           |

|              |                |
|--------------|----------------|
| Construction | Wood Siding    |
| Foundation   | Perimeter Wall |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 20              |
| Zoning         | R5              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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