

5020 35 Street
Sylvan Lake, Alberta

MLS # A2189291



\$419,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,032 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Many Trees, Private		

Heating:	Wood, Wood Stove	Water:	-
Floors:	Subfloor, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar	Zoning:	R5
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		
Inclusions:	N/A		

Welcome to your slice of lakeside heaven in Sylvan Lake's charming Cottage Area. Picture this—a 1.5-storey, three-season cabin that's got just the right amount of rustic charm and comfort. With 1,032 square feet of space, with vaulted ceilings, and a wood burning stove. This cabin has three cozy bedrooms—including two up stairs—and a 3-piece bathroom, this place is all about laid-back living. Now let's talk about the lot—40' x 140' of pure tranquility. Towering trees give you that sweet, sweet privacy, so you can kick back and enjoy nature without a care in the world. And get this—you're just half a block from the lake. Half a block! That means lazy strolls to the water, endless sunsets, and all the magic Sylvan Lake has to offer, right at your fingertips. This isn't just a cabin—it's a vibe, a place where memories are made, stories are shared, and life slows down just enough for you to savor it. So, what do you say? Ready to make this your own little piece of paradise?