

\$439,900 - 5112 47 Avenue, Sylvan Lake

MLS® #A2232134

\$439,900

3 Bedroom, 2.00 Bathroom, 2,072 sqft
Residential on 0.15 Acres

Central Core, Sylvan Lake, Alberta

3 BEDROOM, 2 BATHROOM 1.5 STOREY WITH OVER 2070 SQ. FT. ~ ROOFTOP DECK & BEAUTIFULLY LANDSCAPED YARD ~ ATTACHED CARPORT & HEATED GARAGE ~ MANY UPDATES THROUGHOUT ~ Mid century modern exterior and a beautifully landscaped yard offer eye catching curb appeal to this unique property ~ A large sun filled foyer welcomes you and leads to the spacious living room with vaulted ceilings, south facing windows offering more natural light and a cozy brick faced fireplace with a raised hearth and mantle ~ The eat in kitchen offers a functional layout with an abundance of cabinet space, ample counter space, full tile backsplash, walk in pantry and patio door access to a patio space and deck with a gazebo ~ Oversized 4 piece bathroom has an extra large vanity ~ Laundry located in it's own room with built in cabinets and a folding counter ~ 2 large main floor bedrooms, one bedroom includes a Murphy bed and one has a cheater door to the office/flex space ~ Generous size family room has a separate entry to the attached carport and garage ~ Mudroom with another separate entry offering easy access to the yard and garage ~ The upper level features a large primary suite with plenty of space for a king size bed with room for a sitting area, and features patio door access to the expansive roof top deck with peek-a-boo lake views ~ Flex room off the primary has a sink, cabinets, built in shelving, and an attached bathroom with a walk in



shower ~ Some of the recent updates include; Dryer (2024), Steel roof (2023), dishwasher (2023), boiler and radiant heater (2023), garage shingles (2020) ~ The yard is beautifully landscaped with mature trees, shrubs, perennials, has wiring for a hot tub and is fully fenced ~ Excellent location, just steps to the beach and Lakeshore Dr. with easy access to shopping, dining and all other amenities, close to walking trails, parks, golf course, and multiple schools ~ Pride of ownership is evident in this well cared for home!

Built in 1950

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2232134 |
| Price | \$439,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,072 |
| Acres | 0.15 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5112 47 Avenue |
| Subdivision | Central Core |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1G9 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
|-----------|--|

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Alley Access, Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached, Additional Parking, Attached Carport, Garage Faces Side, Workshop in Garage |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Boiler, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Living Room, Mantle, Wood Burning, Raised Hearth |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Views, Gazebo |
| Roof | Tar/Gravel, Metal |
| Construction | Cedar, Stucco, Vinyl Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 3 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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