

\$669,900 - 5005 40 Street, Sylvan Lake

MLS® #A2261094

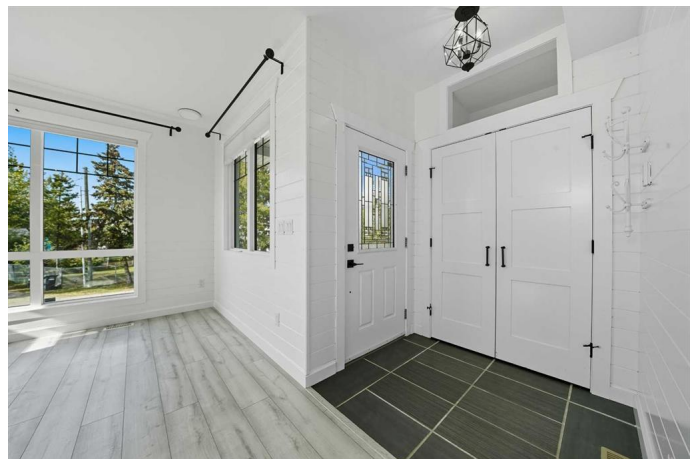
\$669,900

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

STEPS FROM SYLVAN LAKE! This charming freshly painted 2 storey located in Cottage Area is sure to impress offering 4 bedrooms and 3.5 bathrooms. Located just minutes from the beach, playground and everything Lakeshore Drive has to offer ~ a wonderful Airbnb opportunity (permits to be obtained by buyers). Functionally designed with a spacious living room with large windows overlooking the Lake and accompanied by a lovely gas fireplace and built-ins on either side. The kitchen offers lake vibes with butcher block countertops, an abundance of white cabinets, blue accented island and a stainless steel appliance package. There is a large dining nook with additional built-in storage. The upper floor features three bedrooms great for a family or for investment purposes including the farmhouse style primary suite equipped with an ensuite with a double vanity, walk-in shower and tile floors but the cherry on top is the private balcony overlooking the Lake. The two additional bedrooms are a great size and share the 5pc family bathroom with an interior linen closet. The developed basement offers another bright living space, the large 4th bedroom, a 4pc bathroom, additional den with bunk beds plus storage space! Extra's include Central A/C, in-floor heat, a H/E furnace and hot water on demand. The backyard is fully fenced and features a stone fire-pit area, deck with enclosed storage below and of course off street parking for your vehicles or RV! With this home just being professionally painted



and cleaned it is completely move-in ready
and awaits new ownership!

Built in 2013

Essential Information

MLS® #	A2261094
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5005 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, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, See Remarks, Tankless Hot Water, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	19
Zoning	R5

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.