

\$349,500 - 5031 52 Street, Sylvan Lake

MLS® #A2251507

\$349,500

3 Bedroom, 2.00 Bathroom, 952 sqft
Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

Just a block from the lake, this 952 sq ft bungalow offers the ultimate blend of cottage charm and income potential. With 3 bedrooms and 2 full baths, this fully winterized home is ready for year-round use. Whether you're looking for a relaxing personal getaway or a high-performing short-term rental to offset expenses this property is an ideal option. The layout is smart and functional, with cozy living spaces and a single-car garage that adds flexibility to use for storage, parking, or as a hangout space with games for the kids or for adults who want to act like kids. Inside, the atmosphere is eclectic, warm and welcoming, ideal for everything from summer BBQs to winter weekends by the fire. Located in the high-demand West Village area just steps from the lakefront, golf course, restaurants, and local hotspots, this property checks all the boxes for buyers who want lifestyle and investment value. Whether you're hosting friends, relaxing with family, or maximizing rental income, this one offers it all season after season.

Built in 1962

Essential Information

MLS® #	A2251507
Price	\$349,500
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	952
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5031 52 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E4

Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Ceiling Fan(s), Sump Pump(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lake, Landscaped, Lawn, Level, Many Trees, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 26th, 2025
Days on Market 13
Zoning RWV

Listing Details

Listing Office CIR Realty

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