

# \$329,999 - 5003 40 Street, Sylvan Lake

MLS® #A2225623

**\$329,999**

2 Bedroom, 1.00 Bathroom, 953 sqft

Residential on 0.07 Acres

Cottage Area, Sylvan Lake, Alberta

Charming Cottage “Steps from Sylvan Lake!”

Step into a piece of history with this enchanting cottage, nestled just one block from the shimmering waters of Sylvan Lake and its scenic parks. This home exudes warmth and character, offering the perfect blend of vintage charm and a prime resort-town location.

Inside, you’ll find original hardwood floors and beautifully varnished wood panel walls, creating a cozy, timeless atmosphere. The built-in kitchen table and dining area add to the home’s nostalgic appeal, making every meal feel like a cherished tradition. With two inviting bedrooms, one full bath, and an unfinished basement brimming with potential, this home is ready for your personal touch.

**Property Highlights:** Authentic character with original hardwood & rich wood paneling, Prime location “1 block to Sylvan Lake & park, Charming built-in kitchen table & dining room, Unfinished basement, New foundation done in the 80’s” potential for expansion or storage, ,Perfect for year-round living, a weekend retreat, or investment property.

Whether you're looking for a cozy lakeside getaway or a charming full-time residence, this rare cottage gem won’t last long.



Don't miss your chance to own a piece of  
Sylvan Lake history!

Built in 1935

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225623    |
| Price          | \$329,999   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 953         |
| Acres          | 0.07        |
| Year Built     | 1935        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5003 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 |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Full, Unfinished                                          |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Other                  |
| Roof              | Metal                  |
| Construction      | Concrete, Wood Frame   |
| Foundation        | Poured Concrete, Block |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 74             |
| Zoning         | R5             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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