

\$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	2
Zoning	R1

Listing Details

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

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.