

\$349,900 - 4732 52 Street, Sylvan Lake

MLS® #A2257726

\$349,900

1 Bedroom, 1.00 Bathroom, 565 sqft

Residential on 0.15 Acres

Central Core, Sylvan Lake, Alberta

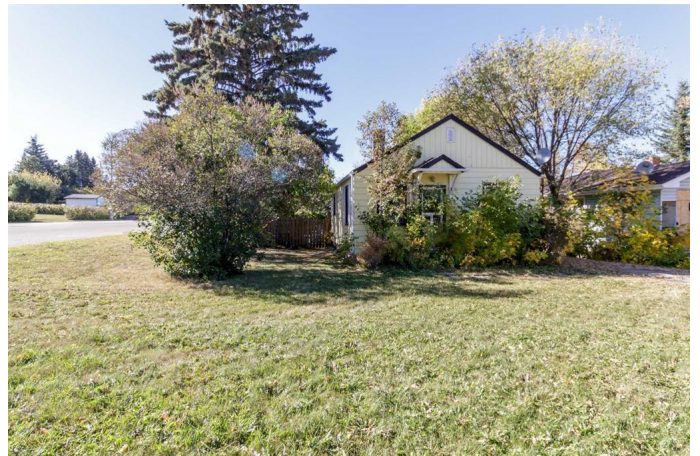
Excellent investment opportunity with strong rental potential in Sylvan Lake! This 1 bedroom plus den, 1 bathroom bungalow sits on a huge, mature corner lot (6478sf per town!) a block from the Sylvan Lake trail system. The home features a partial basement with a developed rec room, laundry area, and plenty of storage space. A detached garage, convenient paved asphalt driveway, and abundant off street parking make this property easy to access and practical for everyday living. Just when you think the yard ends at the fence line, it extends even further(!) offering more outdoor space than expected. Located just south of the tracks, with quick access to the lake and town amenities, this home is highly attractive for renters and long term ownership. Downsizers will appreciate the simplified and manageable living footprint without sacrificing privacy or spacious outdoor surroundings - all in a serene neighborhood. Many mature trees provide privacy and character, while the rear laneway and large lot size adds flexibility for future development and building options. With its generous lot size, desirable quiet location, and rental appeal, this property is a smart opportunity in Sylvan Lake!

Built in 1949

Essential Information

MLS® # A2257726

Price \$349,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4732 52 Street
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G5

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Many Trees
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	13
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.