

\$739,900 - 5008 41 Street, Sylvan Lake

MLS® #A2205574

\$739,900

6 Bedroom, 4.00 Bathroom, 1,810 sqft
Residential on 0.08 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to 5008 41 Street in Sylvan Lake, a beautifully designed 6-bedroom, 3.5-bath home just steps from the beach, walking trails, and all the best of lake life. Whether you're seeking a full-time residence, a vacation retreat, or a smart investment property, this home delivers on all fronts.

The bright, open-concept main floor features beautiful hardwood and tile flooring throughout, with a spacious kitchen anchored by a large central island – ideal for cooking, hosting, and gathering.

Upstairs, you'll find the primary bedroom with a private 3-piece ensuite, plus three more generous bedrooms and a full laundry room.

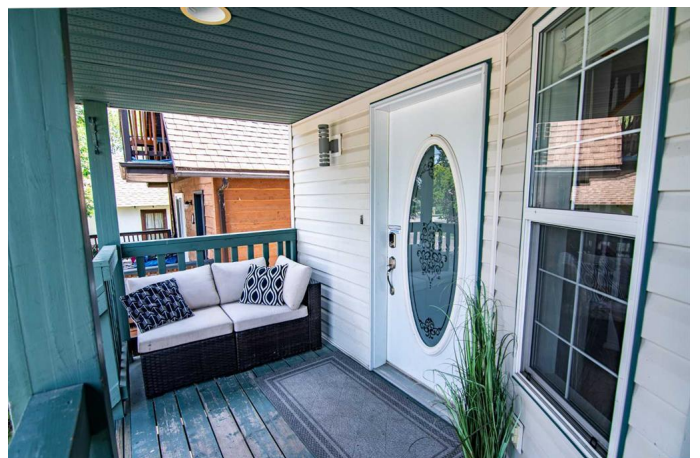
The fully finished basement offers two additional bedrooms, a full bathroom, second laundry area, and a private exterior entrance. To date, all primary rental income has come from the upper level only, which has been successfully used for both short-term (Airbnb) and long-term rentals. The basement remains mostly unused, aside from one room that is currently being rented for storage.

Outside, enjoy your private hot tub – a huge draw for guests and a perfect way to relax year-round. Additional features include, central vacuum roughed in, double detached garage which is currently being rented out for \$450/month. The basement storage room is also being rented out at \$275/month.

2023/2024 Rental Revenue for Airbnb is

\$48,212.29 - long term rental \$24,450 -

Garage Rental \$5400/year & Storage room



rental in the basement \$3300/year. The total gross income is approximately \$81,362.29 annually.

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205574 |
| Price | \$739,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,810 |
| Acres | 0.08 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5008 41 Street |
| Subdivision | Cottage Area |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1B9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating | In Floor, Forced Air |

| | |
|-----------------|--------------------------------|
| Cooling | Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Landscaped |
| Roof | Asphalt |
| Construction | Shingle Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 37 |
| Zoning | R1 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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