# \$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

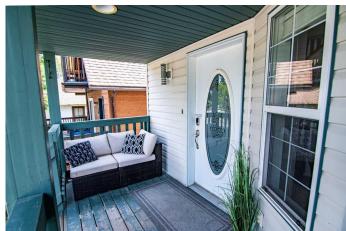
Welcome to 5008 41 Street in Sylvan Lake, a beautifully designed 6-bedroom, 3.5-bath home just steps from the beach, walking trails, and all the best of lake life. Whether you're seeking a full-time residence, a vacation retreat, or a smart investment property, this home delivers on all fronts.

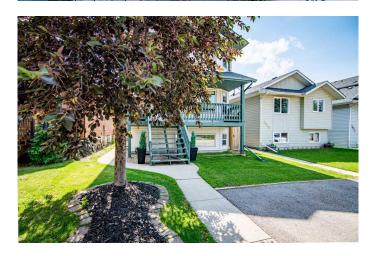
The bright, open-concept main floor features beautiful hardwood and tile flooring throughout, with a spacious kitchen anchored by a large central island â€" ideal for cooking, hosting, and gathering.

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 â€" 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

Fireplaces Wood Burning Stove

1

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 193 Zoning R1

# **Listing Details**

Listing Office Concept Realty Group 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.