

**5004 41 Street**  
**Sylvan Lake, Alberta**

**MLS # A2214798**



**\$360,000**

<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	662 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

**Heating:** Forced Air

**Floors:** Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, See Remarks

**Exterior:** Stucco

**Foundation:** Combination

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R5

**Utilities:** -

**Inclusions:** N/A

1-Bedroom Cabin, with Laundry Room/Spare Room & Prime Beachside Location Straightforward 1-bedroom, 1-bathroom, laundry room/spare room cabin just one block from the beach. Includes a functional kitchen, living room, nice backyard, and a single garage. Great opportunity in a highly sought-after location. Whether you're after a beachside getaway or an investment property, this one is all about location, location, location.