

5008 41 Street
Sylvan Lake, Alberta

MLS # A2205574



\$739,900

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: Hot Tub, Fire Place

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.