

\$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.

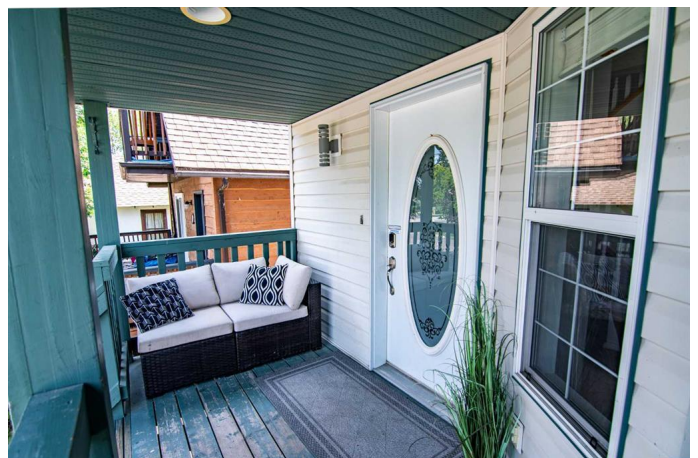
Upstairs, you'll find the primary bedroom with a private 3-piece ensuite, plus three more generous bedrooms and a full laundry room.

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	28
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.