

# \$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.

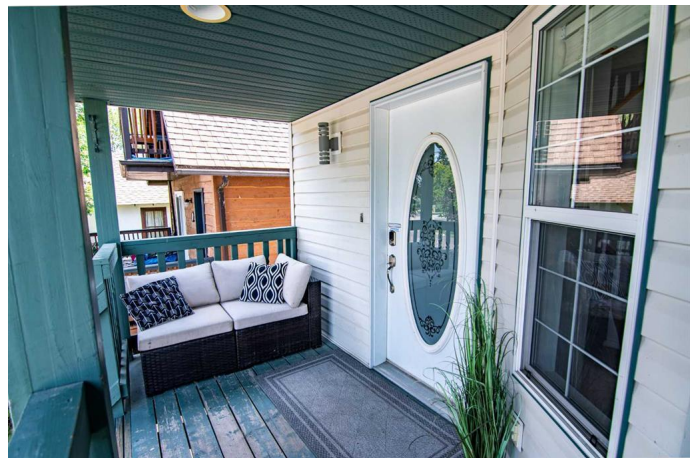
The fully finished basement offers two additional bedrooms, a full bathroom, second laundry area, and a private exterior entrance. To date, all primary rental income has come from the upper level only, which has been successfully used for both short-term (Airbnb) and long-term rentals. The basement remains 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	13
Zoning	R1

## Listing Details

Listing Office	Concept Realty Group Inc.
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