

## \$655,000 - 3602 50 Ave, Sylvan Lake

MLS® #E4461474

**\$655,000**

4 Bedroom, 2.00 Bathroom, 1,782 sqft

Single Family on 0.00 Acres

Central (Sylvan Lake), Sylvan Lake, AB

Welcome to this beautifully updated 1,782 sq. ft. home situated on a massive corner lot just steps from Sylvan Lake. Offering 4 spacious bedrooms and 2 full bathrooms, this property blends modern style with everyday comfort. Inside, you'll find a bright and open floor plan featuring a modern kitchen with stainless steel appliances, quartz countertops, and stylish open shelving, perfect for cooking and entertaining. The cozy living area flows seamlessly for gatherings with family and friends. The primary suite is generously sized, and each additional bedroom is designed with comfort in mind, making it ideal for families, guests, or even a home office. Both bathrooms are tastefully updated with clean finishes. Step outside to enjoy your private yard and relax in the included hot tub—a perfect spot to unwind year-round. With a wide driveway and plenty of parking, this home offers both convenience and lifestyle.

Built in 1960

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461474  |
| Price      | \$655,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,782                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3602 50 Ave           |
| Area        | Sylvan Lake           |
| Subdivision | Central (Sylvan Lake) |
| City        | Sylvan Lake           |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T4S 1B2               |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Fire Pit, Hot Tub |
| Parking   | Parking Pad Cement/Paved, Single Garage Detached   |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 2                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | None, No Basement                                                                                |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | See Remarks, Stucco                                                           |
| Exterior Features | Back Lane, Beach Access, Boating, Commercial, Corner Lot, Fenced, Golf Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | See Remarks, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 9th, 2025 |
|-------------|-------------------|

Days on Market 8

Zoning Zone RUR6

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Listing information last updated on October 17th, 2025 at 2:47am MDT