

# \$178,500 - 2004, 5220 50a Avenue, Sylvan Lake

MLS® #A2087063

**\$178,500**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

Clean & Charming 2 bedroom and 2 bathroom GROUND FLOOR condo in the DOWNTOWN DISTRICT OF SYLVAN LAKE! This lovely condo unit is located along the south outer circle of Rainbow Park Condo Community ~ close to the beach along Lakeshore Drive, the marina, coffee shops, restaurants, shopping, golf course, walking pathways and various leisure and activity centres of Sylvan Lake. An assigned parking stall is directly in front of the front porch with nearby visitor parking stalls & nearby street parking as well. The main living area is open concept with access to the condo community green space from the rear deck. The kitchen has an eating bar, 2 tone kitchen cabinets & new stainless steel appliances. A corner fireplace and beautiful laminate flooring in the living room create a warm & cozy area. The primary bedroom is at the rear of the home, and is a good size with a walk in closet & a 4 piece ensuite. The 2nd bedroom is located at the front of the home with a south facing window. The main floor also has a 4 piece main bathroom and stackable laundry. Near the front entry, there is access to the crawl space which spans the entire unit. This provides a place for a small freezer and LOTS OF STORAGE SPACE. The monthly condo fee is \$324 and covers the professional condo management duties, maintenance of grounds, common areas, parking, reserve fund contributions, snow removal & garbage. This condo community is PET FRIENDLY (approval is required) and there are NO AGE



RESTRICTIONS. What a perfect home or a place for every season of the year to get-away-from-it-all! Shows very well and is move in ready!

Built in 2002

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2087063      |
| Price          | \$178,500     |
| Sold Price     | \$172,500     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 960           |
| Acres          | 0.04          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2004, 5220 50a Avenue |
| Subdivision | Downtown              |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E5               |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Visitor Parking                 |
| Parking Spaces | 1                               |
| Parking        | Assigned, Paved, Plug-In, Stall |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s),                             |

|                 |                            |
|-----------------|----------------------------|
| Heating         | Washer/Dryer Stacked, Wind |
| Cooling         | Fireplace(s), Forced Air   |
| Fireplace       | None                       |
| # of Fireplaces | Yes                        |
| Fireplaces      | 1                          |
| Has Basement    | Gas, Living Room           |
| Basement        | Yes                        |
|                 | Crawl Space, See Remarks   |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2023 |
| Date Sold      | October 31st, 2023 |
| Days on Market | 18                 |
| Zoning         | R3                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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