

\$309,000 - 8, 5323 Lakeshore Drive, Sylvan Lake

MLS® #A2095085

\$309,000

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.08 Acres

Cottage Area, Sylvan Lake, Alberta

This beautiful end unit condo is found in the desirable downtown location of Sylvan Lake and is close proximity to restaurants, entertainment, the beach, the marina and the golf course. This well cared for home is move-in ready and offers many upgrades, such as; timeless beautiful kitchen cabinets finished off with granite countertops and an upgraded appliance package. The main floor offers hardwood floors and cork in the kitchen, the windows on the main floor were just replaced with triple pane, with three opening (slider) windows, central air conditioning to keep you cool in the summer and a beautiful gas fireplace to keep you cozy in the winter. The kitchen is open to the dining and living room which makes this a great space to entertain friends or spend time with the family. From the dining room, walk out onto the large deck that offers incredible views of the 18th green on the golf course (the deck was just repainted this summer). Upstairs there are three good-sized bedrooms, two out of the three bedrooms offer a view of the water and marina, the primary bedroom offers a view of the golf course, plus there are two large storage closets and a full bathroom on this upper level as well. This property can be a rental and you can rent it for a 2-4 month period etc., but it cannot be an Airbnb (short term rentals - such as weekly). Pet restrictions are; you are allowed one inside cat, but no dogs. Condo fees include, common area maintenance that includes snow removal and



maintenance of the grass, reserve fund and exterior insurance (no trash, gas electricity, water or internet are included).Poly B has recently been replaced.

Built in 1993

Essential Information

MLS® #	A2095085
Price	\$309,000
Sold Price	\$297,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8, 5323 Lakeshore Drive
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Other

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 24th, 2023
Date Sold	January 9th, 2024
Days on Market	46
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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