

# \$324,900 - 318, 5040 53 Street, Sylvan Lake

MLS® #A2116244

**\$324,900**

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.02 Acres

Downtown, Sylvan Lake, Alberta

Step into this captivating condo boasting 2 bedrooms and 2 bathrooms, ideally situated mere moments from the lake and Sylvan Lake Golf & Country Club within the coveted Fairway Estates complex. Embracing an open-concept layout, this fully renovated unit has abundant natural light flooding the space through expansive windows. The inviting living area showcases a charming gas fireplace and French patio doors extend out to a sizable west facing balcony, overlooking the golf course. The kitchen is thoughtfully designed with a spacious pantry and a breakfast bar overlooking the living space, ideal for entertaining loved ones. Retreat to the tranquil primary bedroom offering a large walk in closet and a recently upgraded luxurious ensuite bathroom. The second bedroom, generously proportioned, presents versatile options as a home office or guest quarters. Convenience abounds with in-suite laundry and two titled underground parking spaces and one large storage locker. Unmatched amenities include a meeting room, theater, gym, party room, hot tub & sauna, car wash bay, and heated underground parking. Seize the opportunity to call this exquisite condo your new sanctuary and relish in the epitome of effortless living.

Built in 2005

## Essential Information

MLS® #

A2116244



|                |             |
|----------------|-------------|
| Price          | \$324,900   |
| Sold Price     | \$312,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 938         |
| Acres          | 0.02        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 318, 5040 53 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0A1             |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Sauna, Spa/Hot Tub, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                           |
| Parking        | Parkade, Underground                                                                                        |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Recreation Facilities, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked                                                                      |
| Heating           | Geothermal                                                                                                                               |
| Cooling           | Other                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                      |
| # of Stories      | 4                                                                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden                                                          |
| Lot Description   | Backs on to Park/Green Space, Gazebo, Lake, Garden, Landscaped, Underground Sprinklers |
| Roof              | Asphalt                                                                                |
| Construction      | Concrete, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2024 |
| Date Sold      | April 18th, 2024 |
| Days on Market | 28               |
| Zoning         | R3               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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