

\$227,500 - 1602, 5220 50a Avenue, Sylvan Lake

MLS® #A2118379

\$227,500

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to the ultimate in condo living! This stunning 3 bedroom townhouse is situated just one block away from all the exciting activities Sylvan Lake has to offer. From golfing at the local course, just a block away, splashing around on the wibit water park, lounging on the beach, or indulging in delicious meals at nearby restaurants - everything you could ever want is right at your fingertips.

Step into this stylish home. With two spacious bedrooms each with their own ensuite bathrooms, you'll enjoy the perfect balance of privacy and convenience. The second level boasts gorgeous engineered hardwood floors throughout the living room, dining area and kitchen - creating a seamless flow for entertaining guests. But that's not all - this townhome also includes not one but TWO patios for you to bask in sunshine all day long. And let's not forget about the attached garage - no more scraping snow off your car during those harsh winter months! or use it to contain all the water sports and winter activity toys. Say goodbye to tedious yard work because with this property, it's taken care of by your condo association. Plus, with low monthly costs of only \$300-\$375 for electricity/gas and town water/sewer combined, owning this place won't break the bank. In fact, you can live here for as little as \$1,900 a month (or less if you put down more than 5%). Whether you're looking for a smart investment opportunity or searching for your dream starter home in an unbeatable location - look no further than this



incredible townhouse.

Built in 1999

Essential Information

MLS® #	A2118379
Price	\$227,500
Sold Price	\$224,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1602, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1E5

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers
Appliances	Other, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Walk-Out

Exterior

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

Additional Information

Date Listed	March 28th, 2024
Date Sold	June 1st, 2024
Days on Market	65
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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