

\$189,900 - 2204, 5220 50a Avenue, Sylvan Lake

MLS® #A2137700

\$189,900

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.00 Acres

Cottage Area, Sylvan Lake, Alberta

This is the **NEWEST UNIT** built in the entire complex and it shows with all the evolutionary improvements to the design. This **END UNIT** has greater Privacy and **EASY ACCESS OUTER CIRCLE LOCATION!** By far the most in demand floor plan with 2 bedrooms and 2 full baths on **GROUND LEVEL** with added bonus of **LOTS OF BASEMENT STORAGE**. Clean high end **VINYL PLANKING FLOORING** **THROUGHOUT**. Primary bedroom has a **WALK-IN CLOSET**. 2nd bedroom has closet and faces South. Front entrance deck faces south and patio door deck faces north onto the green space. Enjoy a Pleasant Walk to the Farmer's Market, Golf Course, Lakeshore shops, Restaurants, Bars, Go Carts, Mini Golf, Beach, Boat rentals etc. etc. Very flexible property as it can be your home, recreational property or revenue income property (minimum rental length 28 days due to Condo bylaws).

Built in 2007

Essential Information

MLS® #	A2137700
Price	\$189,900
Sold Price	\$189,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010



Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	2204, 5220 50a Avenue
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1E5

Amenities

Amenities	Gazebo, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 26th, 2024
Days on Market	23
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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