

\$195,900 - 207, 5135 Lakeshore Drive, Sylvan Lake

MLS® #A2142034

\$195,900

1 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Prime Lakeshore Drive condo with beautiful lake views “ and pets and short-term rentals are welcome! Here’s your chance to own the perfect recreational, retirement or revenue property in Sylvan Lake, situated steps from the beach, shopping, restaurants and all the events and entertainment this popular beach town has to offer. The 2020 Reserve Fund Study resulted in multiple year assessments (all paid by seller) and an appropriate increase in condo fees (\$442/month). This has resulted in a fully funded Reserve Fund that is in compliance with Reserve Fund Plan, and a sufficient Operating Fund to take care of monthly expenses. A professional Management company was retained in May 2024. There should be no surprises with this property! The living and dining area has five huge windows with wrap around views giving the impression of spaciousness and light. Upgrades in 2021 include paint, casings, bathroom tile, a combination of quartz and butcherblock countertops, light fixtures and blinds. Features include a shiplap feature wall, vinyl plank flooring, and a trendy barn door leading to a large in-suite laundry and storage room. Large bedroom with another view window and ample closet space will accommodate a king-sized bed. The recently renewed covered underground parking space completes the package. Enjoy the covered patio for morning coffee and people watching. Directly across the street you’ll find the marina, Rotary Lighthouse Park and the



popular Farmers Market every Friday. Enjoy miles of walking paths along the lake. Sylvan Lake is a four-season town with events and activities happening every month of the year.

Built in 1992

Essential Information

MLS® #	A2142034
Price	\$195,900
Sold Price	\$186,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	207, 5135 Lakeshore Drive
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1E2

Amenities

Amenities	None
Parking Spaces	1
Parking	Covered, Carport, Parkade

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked

Heating	Baseboard, Natural Gas, Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	October 21st, 2024
Days on Market	122
Zoning	LC
HOA Fees	0.00

Listing Details

Listing Office	Red Key Realty & Property Management
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