

# \$369,900 - 414, 5040 53 Street, Sylvan Lake

MLS® #A2180213

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Located in the heart of Sylvan Lake, this stunning Fairway Estates top floor condo offers an unbeatable location just two blocks from the lake and marina. Backing onto the Golf and Country Club, this residence is within walking distance of vibrant downtown, complete with pubs, restaurants, rooftop patios, and shops. Spanning 1,194 square feet, this southwest-facing unit features engineered hardwood and tile floors, a thoughtfully designed wood kitchen with granite countertops, a walk-in pantry, an eating island, and a reverse osmosis system. The spacious living room, with patio doors opening to breathtaking golf course and sunset views, boasts a cozy two-sided fireplace shared with the dining area. The primary bedroom includes a 5-piece ensuite with a soaker tub, while the second bedroom provides flexibility for guests or office space. Additional amenities include a heated underground titled parking stall, an assigned storage unit, a theatre room, a games room, a hot tub, and a multi-purpose room with a kitchen. Experience the perfect blend of convenience, comfort, and luxury in this prime Sylvan Lake condo!

Built in 2007

## Essential Information

MLS® #                   A2180213

Price                     \$369,900



|                |             |
|----------------|-------------|
| Sold Price     | \$369,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,194       |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 414, 5040 53 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0A1             |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Car Wash, Fitness Center, Recreation Facilities, Recreation Room, Spa/Hot Tub |
| Parking Spaces | 1                                                                             |
| Parking        | Assigned, Covered, Secured, Underground                                       |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Storage, Recreation Facilities, Sauna                                           |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove, Microwave |
| Heating           | Geothermal, Heat Pump, Hot Water                                                |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas, Living Room, Dining Room, Double Sided                                     |
| # of Stories      | 4                                                                               |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Courtyard |
|-------------------|-----------|

Construction                Stucco, Wood Frame

**Additional Information**

Date Listed                November 22nd, 2024  
Date Sold                November 25th, 2024  
Days on Market        3  
Zoning                W-DC  
HOA Fees                0.00

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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