

\$235,000 - 401, 5220 50a Avenue, Sylvan Lake

MLS® #A2180515

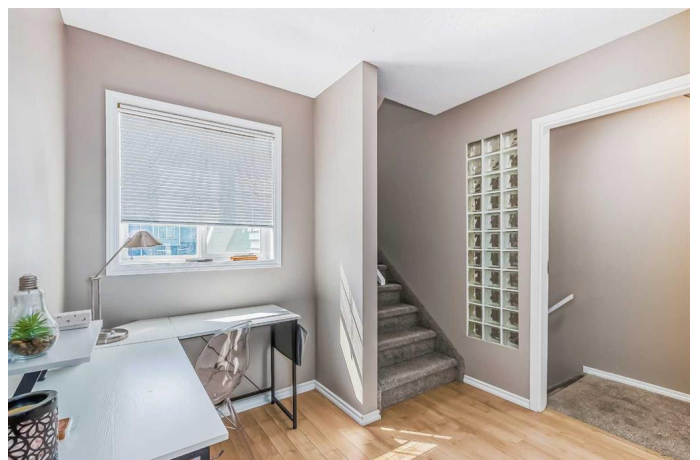
\$235,000

3 Bedroom, 2.00 Bathroom, 1,465 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

TOP FLOOR, END UNIT ~ 3 BED, 2 BATH
2-STOREY CONDO ~ LOW MAINTENANCE
LIVING ~ STEPS TO LAKESHORE DRIVE &
DOWNTOWN SYLVAN LAKE ~ Covered front
entry welcomes you ~ Open concept main
floor layout offers a feeling of spaciousness ~
Office nook with large windows ~ The kitchen
offers plenty of white cabinets, ample counter
space including an island with an eating bar,
full tile backsplash, window above the sink and
opens to the dining room ~ The living room
has soaring vaulted ceilings that open to the
upper level, a cozy gas fireplace with a tile
surround and garden door access to a deck
that overlooks mature trees ~ 2 main floor
bedrooms are both a generous size, one
bedroom has a walk through closet and a
cheater door to the 4 piece bathroom ~ In unit
laundry tucked away just off the main floor
bedrooms ~ The primary bedroom loft can
easily accommodate a king bed plus multiple
pieces of large furniture, has dual closets and
an oversized ensuite with a soaker tub ~ Off
street parking pad directly in front of the door
plus additional visitor parking available ~ Low
condo fees are only \$493/month and include;
common area maintenance, insurance,
maintenance grounds, parking, professional
management, reserve fund contributions,
sewer and snow removal ~ Pets OK with
restrictions ~ Excellent location; close to
walking trails, green spaces, Sylvan Lake Golf
& Country Club, the marina/boat launch, and
of course the sandy beach, shopping,



restaurants and entertainment on Lakeshore Drive are all within walking distance ~ Potential to purchase this stylish home fully furnished ~ Pride of ownership is evident in this well cared for home!

Built in 1999

Essential Information

MLS® #	A2180515
Price	\$235,000
Sold Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,465
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	401, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

Amenities

Amenities	Visitor Parking, Parking
Parking Spaces	1
Parking	Additional Parking, Stall, Guest

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s),
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	Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 13th, 2024
Date Sold	December 19th, 2024
Days on Market	6
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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