



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103, 5210 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2304360



\$625,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,272 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.03 Acre		
Lot Feat:	Beach, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener + Control(s)		

~LIFE RIGHT ON THE LAKE~ There is no better feeling than this. Wake up each day to sweeping LAKE VIEWS, where the MARINA gently hums with LIFE and the lighthouse stands as a timeless beacon just beyond your window. This EXECUTIVE-STYLE townhouse condominium offers more than just a home-it delivers a lifestyle defined by ease, ELEGANCE, and a CONSTANT CONNECTION TO THE WATER! Step inside, you'll be IMMEDIATELY greeted by an open concept design that feels BOTH EXPANSIVE and INVITING~ Soaring ceilings and a large picture window that floods the space with NATURAL LIGHT, creating a warm airy atmosphere throughout. The kitchen is a standout feature, designed for both function and style, with GLEAMING GRANITE countertops, a central ISLAND perfect for gathering, stainless appliances, and rich dark maple cabinetry that adds depth and SOPHISTICATION. The main floor area flows effortlessly to the patio, where a built-in gas line makes outdoor grilling SIMPLE and ENJOYABLE- ideal for relaxed evenings or entertaining against the BACKDROP OF THE LAKE! Upstairs the primary bedroom offers a private retreat, complete with a SPA INSPIRED three-piece ensuite and a deep walk-in closet, A generous guest bedroom, a four-piece bath and a versatile office or den provide comfort and flexibility, whether you're hosting visitors or working at home.. For those truly seeking carefree lifestyle, this property delivers. And with LICENSING in place for Airbnb, it also presents an exceptional opportunity for income generation or part-time getaway. MORE THAN A RESIDENCE.... it's a place where everyday living feels like a vacation