

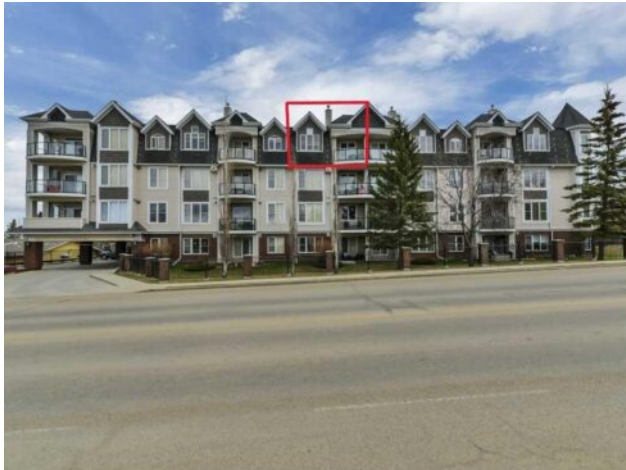


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 4707 50 Street
Sylvan Lake, Alberta

MLS # A2304947



\$319,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Now offering a "Top Floor" unit with 2 titled underground heated parking stalls in Sylvan Lake, AB. This well maintained unit features granite counter tops in the kitchen and bathrooms. A gas fireplace in the living room with a peaked ceiling. 2 bedrooms and 2 (4pce) bathrooms. In suite laundry room. Balcony with lake views. Enjoy a short walk down to Lakeshore Drive and take in the beach, gift shops and a variety of restaurants. Sylvan Lake offers plenty of amenities and activities.