



GRASSROOTS
REALTY GROUP

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306, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2310149



\$249,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Paved, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn		

Heating: Central, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Quartz Counters, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 380

LLD: -

Zoning: RWV

Utilities: -

Inclusions: n/a

Beautifully updated unit on the main floor. Kitchen has new quartz counters and large island, living room has a stone gas fireplace. Large bedrooms, primary with ensuite and walk in closet. Why did we choose this unit? Being on the main floor, it is always cool. It has an extra window in the dining area opening up the space. Loads of storage in the crawl space. This end unit is in the Northwest corner of the complex and is very quiet. The best is coffee in the sun on the East facing deck in the morning and afternoons on the West facing deck. This unit is closest to the lake-2 short blocks and you are on the water!