



113, 5210 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2312435



\$729,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,644 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	LDC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Garage Control(s), Window Coverings, Central Vacuum/Attachments

Experience lake life at its finest with this stunning downtown property overlooking the Sylvan Lake Marina. Located in a desirable gated community, this beautifully updated home offers both security and convenience, complete with a single attached garage and all amenities just steps away—including shopping, restaurants, golf, and endless lake activities. This particular unit offers a rare bonus of an elevator for enhanced accessibility. Only 1 of 6 units in Water's Edge Villas offers this added premium option. The main level showcases a bright, open-concept design with a spacious living room featuring an electric fireplace, seamlessly connecting to the kitchen and dining areas. The modern kitchen is elegantly finished with quartz countertops, stainless steel appliances, a built-in microwave, and a large island with sink, with laminate flooring—perfect for entertaining. Recent upgrades throughout the home include fresh paint, new window coverings, modern lighting, a new bidet toilet seat in the main floor washroom, and new Phantom screens on both deck doors, creating a clean and contemporary feel while allowing for fresh air and indoor-outdoor living. Upstairs, you'll find a well-appointed primary bedroom with a custom walk-in closet and private 3-piece ensuite, along with a second bedroom, a 4-piece bathroom, and convenient in-hall laundry. Additional features include custom closets, a water softener, and new epoxy flooring in garage. Step outside onto one of two decks and take in breathtaking views of the marina—an ideal space to relax and enjoy everything lake living has to offer.