



GRASSROOTS
REALTY GROUP

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1103, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2316422



\$238,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,199 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RWV
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	BBQ (as-is)
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Welcome to this bright and beautifully maintained top floor end-unit condo, perfectly positioned just one block from the lake and within walking distance of restaurants, shops, walking trails, and all the amenities that make Sylvan Lake such a sought-after destination. Offering 2 bedrooms, 2 full bathrooms, and a versatile den, this home features an open-concept floor plan designed for comfortable everyday living. Large windows throughout the unit fill the space with natural light, creating a warm and inviting atmosphere. The spacious living room is the heart of the home, complete with a cozy gas fireplace and seamless access to a private balcony overlooking peaceful green space—an ideal spot to enjoy your morning coffee or unwind at the end of the day. The kitchen offers an abundance of counter space, making meal preparation and entertaining effortless. Updated vinyl plank flooring adds a modern touch while providing durability and easy maintenance throughout the main living areas. The generous primary bedroom features a walk-in closet and a private 4-piece ensuite. A well-sized guest bedroom and an additional full bathroom provide comfortable accommodations for family or visitors. The bonus den offers flexibility and can easily be used as a home office, library, hobby room, or additional sitting area. Whether you're looking for a year-round residence, a weekend retreat, or an investment opportunity, this exceptional condo combines comfort, convenience, and an unbeatable location just steps from Sylvan Lake's vibrant lakeside lifestyle.