



401, 5100 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2317053



\$695,000

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,163
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	LDC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Discover refined lakefront living in this beautifully appointed end-unit residence, ideally situated along the shoreline in the vibrant heart of Sylvan Lake. Offering 2 spacious bedrooms and 2 bathrooms, this elegant home captures breathtaking views from the primary suite—where peaceful mornings begin with shimmering water and evenings end with stunning sunsets. Designed for seamless indoor-outdoor living, the expansive balcony provides a front-row seat to panoramic lake views, while floor-to-ceiling windows flood the interior with natural light and bring the beauty of the outdoors inside. The open-concept layout features a stylish gourmet kitchen, complemented by newer appliances (within the past 4 years), making it perfectly suited for both everyday living and entertaining. This exceptional property offers outstanding value with condo fees that include everything—heat, electricity, gas, water, internet, and cable—allowing for truly worry-free living. Additional features include two titled underground parking and storage unit, access to a well-equipped fitness room located on the third floor, and a shared common deck for residents to enjoy. Set in a premier downtown location, you’re just steps from the beach, boutique shopping, and an array of dining options. Whether as a full-time residence or a luxurious getaway, this home offers an unparalleled lifestyle defined by sophistication, convenience, and the beauty of lakefront living.