



GRASSROOTS
REALTY GROUP

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124, 5210 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2324170



\$664,900

Division:	Downtown		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,676 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Paved, Seasonal Water, Street Lighting, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave and Hood Fan, Oven, All Window Coverings

Luxury Marina-View Living at Waters Edge Sylvan Lake, experience the perfect blend of luxury, comfort and lakeside lifestyle in this exceptional three-storey condo on the Marina in Sylvan Lake. This condo features breathtaking west-facing views, with front-row seats to some of the most spectacular sunsets on the lake. The heart of the home is the an amazing kitchen, featuring quartz countertops, soft-close cabinetry, stainless steel appliances, a double oven, and reverse osmosis water filtration at the drinking tap. Whether you're preparing meals or entertaining guests, this space is designed to impress. The bright and inviting main living area showcases a cozy fireplace and large windows that capture the incredible marina views. Step outside onto the spacious deck and enjoy your morning coffee or unwind in the evening while taking in the vibrant waterfront atmosphere. Upstairs, you'll find two generous bedrooms, including a luxurious primary retreat complete with an amazing 5 pc ensuite. A conveniently located closet with stacking Washer and Dryer on the upper level adds everyday practicality and ease. The ground level offers even more versatility with a single attached garage featuring durable epoxy flooring. Currently utilized as a games room, this flexible space can easily accommodate a variety of lifestyles and needs. A two-piece bathroom and Flex room with direct access to the lower patio/deck create the perfect setup for entertaining or relaxing just steps from the marina. Whether you're searching for a year-round residence, weekend getaway, or investment opportunity, this remarkable Waters Edge condo delivers premium finishes, incredible views, and an unbeatable Sylvan Lake location. The location is second to none with Golf, Restaurants, Pubs, Go Carts Mini Golf, Coffee Shops, weekly Farmers Market next

door and the vibrant downtown vibe within waking distance. This condo can easily be used for Short and Long term rentals.