



GRASSROOTS
REALTY GROUP

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6, 4415 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2324375



\$259,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	See Remarks, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	W-DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to lakeside living on prestigious Lakeshore Drive in Sylvan Lake, where every day feels like a vacation. Perfectly positioned just steps from the sandy beach, marina, scenic waterfront pathways, restaurants, cafés, boutique shopping, and year-round entertainment, this inviting third-floor, two-bedroom condo offers an exceptional opportunity to embrace one of Central Alberta's most sought-after lake communities. Whether you're looking for a full-time residence, a weekend escape, or an investment property with short term rental potential, you'll appreciate the unique combination of resort-style living and everyday convenience that Sylvan Lake is known for. Spend your summers boating, paddle boarding, swimming, or relaxing on the beach, then enjoy winter skating, ice fishing, festivals, and lakeside walks, all just moments from your front door. Inside, the bright and thoughtfully designed floor plan creates a warm and welcoming atmosphere. The spacious living room, wired with speakers in the ceiling, is anchored by a charming wood-burning fireplace, providing the perfect place to unwind after a day on the lake. Large windows fill the home with natural light, while the adjoining dining area flows seamlessly into the well-appointed kitchen. Home chefs will appreciate the premium Bertazzoni induction cooktop with built-in oven, stainless steel refrigerator, Blomberg dishwasher, and convenient garburator, offering both style and functionality for everyday living and entertaining. The two generously sized bedrooms provide comfortable accommodations for family and guests, while the functional layout maximizes both privacy and living space. The 3 piece bath includes heated floors to warm you up after enjoying all those outdoor adventures. Bonus is the assigned storage for all your outdoor toys. Whether you're enjoying your morning coffee before heading to the

waterfront or relaxing at the end of the day after taking in everything Sylvan Lake has to offer, this home delivers an easy, low-maintenance lifestyle in an unbeatable location. Owning in Sylvan Lake means more than just owning a home. It means investing in a vibrant community known for its recreational lifestyle, welcoming atmosphere, and strong year-round appeal. With easy access to Red Deer and convenient connections to both Calgary and Edmonton, it's no surprise that Sylvan Lake continues to attract homeowners, retirees, professionals, and investors alike. If you've been dreaming of lake living without compromising on convenience, this is your opportunity. Experience the best of Sylvan Lake and schedule your private viewing today.