



GRASSROOTS
REALTY GROUP

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310, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2325973



\$365,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 683
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RWV
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Welcome to one of the most sought-after condominium buildings in town! Perfectly situated within WALKING DISTANCE to the lake, marina, shopping, restaurants and walking trails. The building also backs directly onto the Sylvan Lake Golf & Country Club, offering an unbeatable lifestyle and location. Residents enjoy an impressive list of amenities including a 20-seat private theatre, hot tub and sauna, fitness centre, party room, library, car wash, bike storage, secure underground parking and additional storage. The open-concept design is perfect for everyday living and entertaining, a large kitchen offering lots of cabinetry, generous counter space, stainless steel appliances featuring a gas stove. Enjoy beautiful sunrise views from the east-facing balcony and living room, complete with a cozy corner gas fireplace. Split-bedroom layout with the bedrooms thoughtfully positioned on opposite sides of the unit for added privacy. Large primary suite, complete with a walk-in closet, a luxurious 4-piece ensuite with a relaxing soaker tub. Not to mention the in-suite laundry and TWO UNDERGROUND parking stalls (in tandem). Whether you're looking to downsize without compromise, purchase your first home, add to your investment portfolio or own a recreational getaway, this home offers comfort, convenience, and exceptional amenities in one of Sylvan Lake's premier condominium communities. Don't miss your opportunity—this one won't last long!