



**GRASSROOTS**  
REALTY GROUP

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413, 5040 53 Street  
Sylvan Lake, Alberta

MLS # A2326867



**\$339,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 941 sq.ft.                         | Age:   | 2005 (21 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Covered, Stall, Titled             |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                                   |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Geothermal, Hot Water                                                                                                                             | Water:     | -      |
| Floors:     | Laminate, Linoleum                                                                                                                                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                   | Condo Fee: | \$ 599 |
| Basement:   | -                                                                                                                                                 | LLD:       | -      |
| Exterior:   | Mixed, Stucco                                                                                                                                     | Zoning:    | W-DC   |
| Foundation: | Poured Concrete                                                                                                                                   | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Sauna, Steam Room, Storage |            |        |
| Inclusions: | Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings                                                                                  |            |        |

Located in the prestigious Fairway Estates, this top-floor apartment offers stunning views of Sylvan Lake. This openly designed 2-bedroom, 2-bathroom unit features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The kitchen boasts an island, stainless steel appliances, including a brand new refrigerator, and flows seamlessly into the living room, where a cozy gas fireplace and garden doors lead to a private balcony with breathtaking lake views and a gas hookup for your barbecue. Additional conveniences include in-suite laundry, underground titled parking, a private storage unit, and access to a wash bay. Residents enjoy an array of premium amenities, including a theatre room, hot tub, exercise facility, and games room. Situated in a beautifully landscaped property with a gazebo and garden boxes, this property is just minutes from shopping, the lake, and scenic walking paths. Don't miss this rare opportunity to own a piece of Sylvan Lake's finest living! Condo Fees \$598.57/month No Pets