



GRASSROOTS
REALTY GROUP

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1205, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2327111



\$239,900

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,001 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: outdoor bbq and cover, umbrella and stand, privacy screen on deck, portable air conditioner

Perfect for those seeking a relaxed lake lifestyle, this beautifully maintained 2-bedroom, 2-bathroom townhouse offers comfort, convenience, and easy living just a five-minute walk to the lake, boardwalk, and local restaurants. Step inside to an inviting open-concept layout featuring a warm corner fireplace with a custom mantle that creates the perfect focal point for the living room. Freshly painted and tastefully decorated throughout, this home feels bright, welcoming, and move-in ready. The spacious primary bedroom includes its own private ensuite, while both bedrooms offer generous closet space for all your storage needs. Designed for low-maintenance living without sacrificing style, this townhouse is ideal for year-round living, weekend escapes, first-time buyers, or those looking to downsize and enjoy everything lake life has to offer.