



GRASSROOTS
REALTY GROUP

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312, 5135 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2330100



\$199,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	1992 (34 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 646
LLD:	-
Zoning:	W-DC
Utilities:	-

Inclusions: Stove, Fridge, Dishwasher, Washer, Dryer

Whether you're looking for your first home, an investment property, or an affordable place just steps from Sylvan Lake's waterfront, this Lakeshore Drive condo is worth a look. This one bedroom plus den apartment offers a functional layout with plenty of flexibility for a home office, guest room, or hobby space. Enjoy your morning coffee or unwind at the end of the day from one of two private balconies, giving you extra outdoor space to take advantage of the lake lifestyle. The assigned parking stall adds convenience, while the unbeatable location puts the beach, restaurants, shopping, and everything downtown Sylvan Lake has to offer just outside your door. Affordable opportunities in this location don't come along often. Whether you're looking to get into the market or expand your investment portfolio, this condo offers exceptional value in the heart of Sylvan Lake.