



GRASSROOTS
REALTY GROUP

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1805, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2330801



\$214,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	797 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer and Dryer, Dishwasher, Stove, Refrigerator, Microwave and all window coverings

TOP FLOOR END UNIT | 1 BEDROOM + DEN (with window) | WALK TO THE LAKE & GOLF COURSE. Prime Sylvan Lake location just a short stroll from Lakeshore Drive, the marina, golf course, restaurants, shopping and walking trails. This move-in ready unit is the perfect fit for a first time buyer, downsizer, investment property or weekend retreat. Enjoy low maintenance living in a bright, open layout floor plan with large windows and great natural light. Featuring an updated kitchen with a newer stove, bright east-facing balcony, newer carpet plus durable vinyl plank flooring. The kitchen offers plenty of white cabinetry, tile backsplash, island with eating bar, and a window over the sink. The cozy living room features a gas fireplace and access to an upper level deck overlooking the treed court yard. One king sized bedroom plus a versatile den with double French doors and a sunny window is perfect for a guest room, office, or hobby space. Additional features include newer stackable in unit laundry, off street parking pad right in front, extra storage under the front steps, and optional rented storage rooms available through the condo association. Low condo fees \$318/month includes insurance, snow removal, maintenance, and more. Pets allowed with board approval. This affordable lake living condo checks all the boxes!