



GRASSROOTS
REALTY GROUP

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105, 5435 Lakeshore Dr,
Sylvan Lake, Alberta

MLS # A2331970



\$275,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Garage door opener, white cabinets in kitchen x2, removable island

****Beautiful 2 Bedroom, 2 Bathroom Condo with Lake Views**** Discover comfortable, low-maintenance living in this bright and inviting 952 sq. ft. condo with beautiful lake views and a peaceful natural setting. This thoughtfully designed 2-bedroom, 2-bathroom home offers a functional layout, modern conveniences, and an abundance of natural light. The spacious kitchen provides plenty of cabinetry and counter space, making meal preparation and entertaining a pleasure. The welcoming living room features a cozy fireplace, creating the perfect space to relax or gather with family and friends. The spacious primary bedroom includes a walk-in closet and a private ensuite, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. Step outside onto the large private deck overlooking mature trees, lush green foliage—a peaceful retreat for enjoying your morning coffee or unwinding at the end of the day. Additional conveniences include a dedicated in-suite laundry room, one heated underground parking stall, and a private storage room located in the parkade. For hobbyists and DIY enthusiasts, residents also have access to a shared tinkering workshop in the parkade—a unique and valuable amenity. Whether you're looking for a peaceful place to call home or a low-maintenance lifestyle surrounded by nature, this charming condo offers the perfect combination of comfort, convenience, and exceptional amenities.