



GRASSROOTS
REALTY GROUP

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306, 5435 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2333814



\$344,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,251 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 618
LLD:	-
Zoning:	W-DC
Utilities:	-

Inclusions: N/A

EXCEPTIONAL 1251SQFT, 2BED/2BATH TOP FLOOR CONDO WITH LOFT AND UNDERGROUND PARKING, CLOSE TO THE LAKE! Step inside this perfect condo with a beautiful entrance into impressive open design, vaulted ceilings on the main floor with loads of natural light. The kitchen boasts tons of cabinets and counter tops, tiled backsplash, all appliances...overlooking a beautiful living room with corner gas fireplace with wood mantle and stone facing. 2 bedrooms including master bedroom with walk through closet and full ensuite bathroom. Large second bedroom, 4 piece bathroom, and laundry are all on the main level. Head upstairs and enjoy the large loft with a stunning wall of custom cabinetry. Underground heated parking and secure storage for this unit, along with a workshop. Enjoy the top level deck/balcony with a lake view. Perfect location, close to all amenities and a short walk to the beach/lake/golf course. Easy access to both highways. Beautiful condo in a perfect location!