



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

306, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2343771



**\$244,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Downtown               |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 900 sq.ft.             | Age:   | 1999 (27 yrs old) |
| Beds:     | 2                      | Baths: | 2                 |
| Garage:   | Assigned, Paved, Stall |        |                   |
| Lot Size: | 0.04 Acre              |        |                   |
| Lot Feat: | Landscaped, Lawn       |        |                   |

**Heating:** Central, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Crawl Space

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Quartz Counters, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 380

**LLD:** -

**Zoning:** RWV

**Utilities:** -

**Inclusions:** N/A

Beautifully updated unit on the main floor. Kitchen has new quartz counters and large island, living room has a stone gas fireplace. Large bedrooms, primary with ensuite and walk in closet. Why did we choose this unit? Being on the main floor, it is always cool. It has an extra window in the dining area opening up the space. Loads of storage in the crawl space. This end unit is in the Northwest corner of the complex and is very quiet. The best is coffee in the sun on the East facing deck in the morning and afternoons on the West facing deck. This unit is closest to the lake-2 short blocks and you are on the water!