



**GRASSROOTS**  
REALTY GROUP

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321, 5040 53 Street  
Sylvan Lake, Alberta

MLS # A2345211



**\$374,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,034 sq.ft.                       | Age:   | 2007 (19 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Parkade             |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Stucco, Wood Siding

**Foundation:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Sauna, Soaking Tub, Track Lighting

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 715

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Looking for a spacious 2-bedroom condo in Sylvan Lake with two underground parking stalls and golf course access nearby? This refreshed 1,034 sq. ft. unit in Fairway Estates offers one of the larger floor plans in the development, two full bathrooms, newer flooring, a private patio, and an excellent downtown location. The open-concept living area feels bright and spacious, with an electric fireplace and floor-to-ceiling windows bringing in plenty of natural light. The refreshed kitchen offers generous counter space plus an additional serving and bar area that works beautifully as a coffee bar, buffet, or entertaining station. There is also room for a full dining table, a feature not commonly found in many units in the building. The primary bedroom features a walk-in closet and a 4-piece ensuite. The second bedroom offers two closets and is conveniently located near the second full bathroom. New flooring runs throughout the unit, while a brand-new stacked washer and dryer adds everyday convenience. Step outside to your private patio with strong sun exposure and enjoy a quiet setting in downtown Sylvan Lake. Unit 321 also includes two titled underground parking stalls and a private storage locker. Fairway Estates amenities include a fitness centre, hot tub, steam room, theatre room, games room, private outdoor BBQ area, and underground wash bay. With expansive windows adding to the bright, open feel, this 2-bedroom condo in Sylvan Lake puts you within walking distance of Sylvan Lake Golf & Country Club, the marina, Lakeshore Drive, restaurants, shops, and the lakefront.