



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

412, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2346126



\$348,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Sauna, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Visit REALTOR® website for additional information. Fourth floor changes the experience. Better outlook. More sky. A private balcony you'll actually want to use. Inside, the floor plan makes smart use of the space with two bedrooms, two full bathrooms, and an open main living area that feels comfortable and connected. Downsizing should give you more freedom, not make life feel smaller, and this Sylvan Lake condo delivers exactly that. The kitchen features granite counters, an island with breakfast seating, pantry storage, and black appliances, while the adjoining living room is anchored by a fireplace and opens directly to the balcony and those elevated views. The spacious primary suite includes a walk-in closet and private 4-piece ensuite, while the second bedroom and separate 3-piece bath create a comfortable setup for guests. In-suite laundry adds everyday convenience, and two underground parking stalls are a major bonus. Beyond the suite, the lifestyle continues with recreation facilities, a hot tub, sauna, and pool table. Sylvan Lake Golf and Country Club sits directly behind the west side of the building, and Lakeshore Drive is less than a kilometre away. The condo fees are ~ \$680/month and cover many of the responsibilities you may be ready to leave behind, including heat, water, sewer, snow removal, trash, parking, common-area maintenance, professional management, and reserve fund contributions. Less property to look after. More freedom to travel. Fourth-floor views waiting when you come home.