

1004, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2163172



\$220,000

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 342
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: N/A

Discover this recently Updated 2-bedroom gem in the desirable Rainbow Park community, just a few blocks from the serene Sylvan Lake. This charming home features modern Vinyl Plank flooring throughout, with cozy carpeting in the Primary Bedroom, which also includes a 3-piece ensuite. A spacious 4-piece main bath, gas fireplace, and both front and rear decks offer comfort and style. The backyard opens to a peaceful pond with a fountain and gazebo, perfect for relaxation. Complete with a BBQ gas line, this home provides the perfect blend of convenience and tranquility in the heart of Sylvan Lake.