

305, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2167477



## \$229,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** N/A

CORNER END UNIT townhouse just steps from the lake, marina, golf course, and all the amazing amenities on Lakeshore Drive! This 3 bedroom, 2 bathroom condo could be your perfect weekend escape to the lake, full time home, or investment property (1 month minimum rentals required). A spacious main floor offers an open living space with kitchen, dining room, and huge living room space with a gas fireplace and cathedral ceilings all the way up to the 2nd floor. Two bedrooms on the main floor share a full 4 pce bathroom, while the one bedroom has a walkthrough closet and cheater door into that main bathroom. The top floor offers a bright and open loft bedroom with dual closets and its own private ensuite that includes a corner shower and separate jetted tub. Your parking stall is just outside your front door, and each building has numerous visitor stalls available. Condo fees are \$493/mo and include all exterior maintenance, professional management, common area maintenance, and garbage removal. Owner is willing to include some furniture and household items with the sale to make this a fully move in ready and turn key property. Come enjoy all the amazing benefits of life at the lake at an affordable price!