



**GRASSROOTS**  
REALTY GROUP

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108, 4707 50 Street  
Sylvan Lake, Alberta

MLS # A2229788



**\$277,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,041 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Wine Fridge, Washer/Dryer-stacked, Window Coverings, 1 Main Door Key, 1 Garage Door Opener.

This bright and spacious 1st-floor unit features an open-concept design, complete with a large living and dining area, and a stylish kitchen with a granite island and countertops. The two oversized bedrooms provide ample space, with the primary bedroom boasting a lovely ensuite with a relaxing soaker tub. Step out onto the patio to take in breathtaking views of the lake, adding a touch of tranquility to your everyday living. Additional highlights include in-suite laundry and titled underground parking. Condo Fees Include Heat, Water, Sewer, Garbage Removal. Leaving you Electricity and Cable/Internet. No Pets or short-term rentals allowed. Discover the perfect blend of comfort and convenience with this stunning 2-bedroom condo, ideally located within walking distance to downtown Sylvan Lake. Enjoy the vibrant atmosphere of lakeside restaurants, sandy beaches, and endless water activities just moments from your doorstep. (photos are from a similar unit - tenant rights apply) The white privacy wall on patio will go with tenant.