



GRASSROOTS
REALTY GROUP

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201, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2232764



\$259,900

Division:	Downtown		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	1,541 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters		

Inclusions: STOVE, FRIDGE, DISHWASHER, WASHER, DRYER

Bright & Spacious End-Unit Townhouse in the Heart of Sylvan Lake. This 1,541 sq ft end-unit townhouse is ideally located in the desirable Rainbow Park subdivision—just one block from the Sylvan Lake Golf & Country Club, marina, restaurants, shopping, and the beach. The open-concept main level is filled with natural light from extra windows and features a generous living room with a gas fireplace, a spacious kitchen with ample cabinetry, an island with eating bar, and access to a west-facing deck with a natural gas hookup—perfect for evening BBQs. Upstairs, the loft-style primary bedroom offers an ensuite soaker tub and plenty of storage. With three bedrooms and two full bathrooms, this home is ideal for year-round living or a relaxing weekend escape. Additional features include: One dedicated parking stall right in front of the unit, Abundant visitor parking nearby, Condo fees that cover exterior maintenance, snow removal, landscaping, water, sewer and garbage, and a 2021 hot water tank. Enjoy low-maintenance living with a bright, welcoming layout in one of Sylvan Lake's best locations. Seller will be replacing some doors that need repair and will to replace kitchen fridge and stove with stainless to match, as well as counter top edging, door hardware etc..