



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.