605, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2239355

$259,900

Division:	Downtown
Type:	Residential/Five Plus
Style:	Townhouse-Stacked

Size:	1,269 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	3	**Baths:**	2

Garage:	Stall
Lot Size:	0.04 Acre
Lot Feat:	Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 515
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RWV
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home		

Inclusions: Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Welcome to this bright & sunny townhome in Rainbow Park just steps away from the lake & golf course! The 1,268 sqft 2 storey, 3 bedroom, 2 bathroom home has a unique & spacious layout that includes a unique "peek-a-boo" view of the lake in the loft upstairs that hosts the master suite. As you’re guided up the stairs from the entryway you’ll enter into the kitchen & living room area. The kitchen has lots of counter space thanks to the island in the center. The cupboards are adorned in a charming honey oak colour & provide storage from top to bottom. As you make your way into the living room you’ll experience the large vaulted ceiling creating a spacious feel. You can cozy up next to the gas fireplace & enjoy the bright view coming in from the patio door that exits onto the North facing deck that includes a natural gas hookup for a BBQ. On the main floor you’ll find 2 spacious bedrooms, the laundry room, and a 4pc bathroom that doubles as an ensuite for the primary bedroom with its Jack & Jill style entry. Making your way upstairs is the loft which hosts a large third bedroom, 2 closets, & a spacious ensuite! This ensuite has a large tub & plenty of counter space that includes an opening for a chair to create a convenient vanity for hair & makeup. This unit has a great location placed on the border of the park with lots of visitor parking! Immediate possession is available!