



**GRASSROOTS**  
REALTY GROUP

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203, 4707 50 Street  
Sylvan Lake, Alberta

MLS # A2242032



**\$278,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,084 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	\$ 613
LLD:	-
Zoning:	DC-50
Utilities:	-

Inclusions: N/A

Welcome to this bright and stylish 2-bedroom, 2-bath condo ideally located just steps from downtown and beautiful Sylvan Lake. This open-concept home offers the perfect blend of comfort and convenience with a spacious layout designed for modern living. The kitchen is a true highlight, featuring a large island with granite countertops, stainless steel appliances, a built-in wine cooler, and plenty of space for cooking or entertaining. The open living and dining area is filled with natural light, creating a warm and inviting atmosphere. The primary suite offers a relaxing retreat with a walk-in closet and a large corner soaker tub in the large ensuite bathroom. A second bedroom and full bathroom make it perfect for guests or a home office. In-suite laundry adds everyday convenience. Enjoy the best of both worlds—easy access to shopping, restaurants, and the lake, all from the comfort of your bright and beautiful condo.