



GRASSROOTS
REALTY GROUP

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2106, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2242443



\$238,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	958 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

Immaculate and Move-In Ready! This beautifully updated 2-bedroom, 2-bathroom townhouse offers modern comfort and thoughtful design throughout—all just a short walk to the lake and vibrant downtown restaurants. Step into a spacious entryway with a large, deep front closet and immediately feel at home. The open-concept layout features brand-new flooring, fresh neutral paint, and stylish new window coverings. Enjoy cooking in the well-appointed kitchen with ample cabinetry, updated appliances, a breakfast bar, and generous storage. The bright living area leads to two outdoor spaces—an east-facing front deck perfect for morning coffee, and a west-facing back deck overlooking a green space, complete with gas BBQ hookup for evening entertaining. The primary suite includes a large walk-in closet and a 4-piece ensuite, while the second bedroom and full bath are ideal for guests or a home office. Additional upgrades include a new washer/dryer, faucets, and hot water tank. This home is also being sold furnished, offering incredible value. A massive crawl space provides exceptional storage. Pride of ownership shines in this move-in-ready gem which is a short walk to the lake and the downtown restaurants.