



GRASSROOTS
REALTY GROUP

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405, 4707 50 Street
Sylvan Lake, Alberta

MLS # A2245695



\$299,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,081 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC-50
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Fridge, stove, dishwasher, stacked washer and dryer, microwave, wine fridge, garage door fob

Located in the heart of the downtown core and just a short walk to the beach, this top-floor corner unit offers upscale living in an unbeatable location. Featuring 2 bedrooms and 2 bathrooms, this condo has a spacious primary suite complete with a 4-piece ensuite that includes a soaker tub and separate stand-up shower. Enjoy lake views from your private deck, or cozy up by the gas fireplace in the inviting living room. The modern kitchen is finished with granite countertops and offers plenty of prep space. Additional features include in-suite laundry, two titled underground parking stalls, and a secure storage unit. All amenities are within easy reach—restaurants, shopping, entertainment, and more. Whether you're looking for a full-time home or a weekend retreat, this one has it all.