



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

606, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2246027



**\$254,900**

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	W-DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Beautifully designed 2-bedroom, 2-bathroom bungalow with just three small steps into this professionally decorated home—ideal for those with mobility concerns. Featuring brand-new stainless steel appliances (stove, fridge, dishwasher) and an updated vanity that complements the modern décor. Enjoy the convenience of main-floor laundry and easy living with no outdoor maintenance. A spacious crawl space with a few steps offers excellent seasonal storage. Relax on the charming front or rear porch in this quiet end-unit, perfectly tucked beside detached homes in a peaceful corner of the complex.