

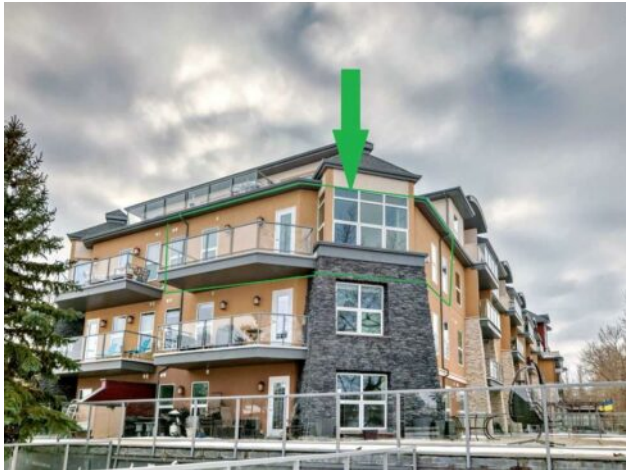


GRASSROOTS
REALTY GROUP

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302, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2247257



\$365,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Exhaust Fan	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Fridge Stove Dishwasher Micro-Hoodfan stacked washer dryer unit 1 unit key and 1 fob

This fantastic 3rd-floor unit offers stunning views of both the golf course and the lake, making it a perfect place to relax and enjoy your surroundings. The unit features 2 spacious bedrooms and 2 full bathrooms, including a well-sized ensuite with both a tub and shower combo. The kitchen is beautifully designed with quartz countertops and natural maple cabinets, creating a warm, inviting atmosphere that flows into the open living space. Large windows in the living room allow for an abundance of natural light. Convenience is key with in-suite laundry and two designated parking stalls. Step out onto your balcony to enjoy breathtaking views of the lake or the lush golf course. The building boasts impressive amenities, including a car wash bay, extra storage, a sauna, hot tub, fitness center, gazebo, and an outdoor entertainment area. There's also a party room, theater room, and lounge for relaxation and socializing. This unit is ideally located just a short walk from restaurants, walking trails, the lake, the golf and country club, shopping, and the main marina. It truly is a rare find, especially with the end-unit location and its unparalleled views. A true gem in a prime location!