

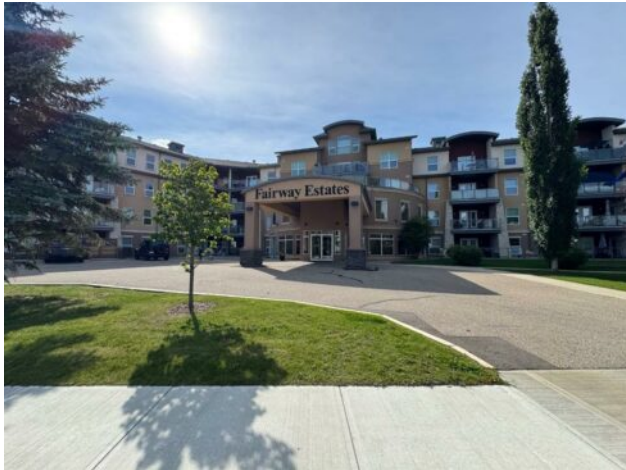


GRASSROOTS
REALTY GROUP

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203, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2247341



\$364,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	3
Garage:	Attached Carport, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt/Gravel

Basement: -

Exterior: Concrete, Stucco

Foundation: -

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 582

LLD: -

Zoning: RWV

Utilities: -

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave

Experience the perfect blend of comfort, style, and location in this fully renovated upscale condo, just steps from the lake and boasting serene golf course views. This bright and modern unit features granite countertops, upscale appliances, a garburator, undercounter lighting, and a newly installed ceramic backsplash. Freshly painted from walls to ceilings, it offers a crisp, move-in-ready feel. Indulge in the spa-inspired bathroom with a 6-foot air tub featuring a heated back, upgraded ceramic tile surround, a striking new vanity with amber taps, and a triple-mirror medicine cabinet. And don't forget that Toro bidet plus thoughtful upgrades like remote-controlled ceiling fans for year-round comfort. Located in a highly sought-after building with unmatched amenities: recreation room, gym, hot tub, steam room, theatre, coffee room, and secure underground parking with a car wash. Surrounded by nature and just minutes to the water, this home delivers both luxury and lifestyle. One titled underground parking stall also comes with this unit.