



GRASSROOTS
REALTY GROUP

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201, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2252159



\$259,900

| | | | |
|-----------|-------------------------|--------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Other | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,481 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 515 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters | | |

Inclusions: fridge, stove, dishwasher, washer, dryer

This 1,481 sq ft end-unit townhouse in the desirable Rainbow Park subdivision offers the perfect blend of comfort, convenience, and location just one block from the Sylvan Lake Golf & Country Club, marina, restaurants, shopping, and the beach. The open-concept main floor is filled with natural light from extra windows and features: A welcoming living room with a cozy gas fireplace, A spacious kitchen with ample cabinetry, an island with eating bar, and access to the west-facing deck with natural gas hookup perfect for evening BBQs. Upstairs, the loft-style primary bedroom is a private retreat with an ensuite soaker tub and plenty of storage. With three bedrooms and two full bathrooms, this home is ideal for year-round living or a relaxing weekend getaway. Additional Features: \$1,500 credit at Cabinet Creations toward new countertops, Brand-new stainless-steel builder-grade fridge and stove, one dedicated parking stall directly in front of the unit, Ample visitor parking nearby, 2021 hot water tank, Condo fees include exterior maintenance, snow removal, landscaping, water, sewer, and garbage. Enjoy low-maintenance living with a bright, spacious layout in one of Sylvan Lake's most sought-after locations.