



GRASSROOTS
REALTY GROUP

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401, 4707 50 Street
Sylvan Lake, Alberta

MLS # A2252757



\$299,900

Division:	Palo		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,101 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 652
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC-50
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home		

Inclusions: Fridge, Stove, Dishwasher, Micro-Hoodfan, Wine Fridge, Blinds, Washer/Dryer Unit Stacked.

Possibly the best unit in the building, this stunning 2-bedroom, 2-titled parking stall condo offers a rare combination of comfort, style, and unbeatable location. Perfectly situated within walking distance to downtown Sylvan Lake, you're just steps away from lakeside restaurants, sandy beaches, and endless water activities. Located on the 3rd floor, this bright and spacious unit features an open-concept layout with a large living and dining area, and a modern kitchen complete with granite countertops and a large island. Both bedrooms are generously sized, with the primary bedroom offering a relaxing ensuite featuring a soaker tub. Step out onto the private patio to enjoy breathtaking lake views—arguably some of the best in the complex. Additional features include in-suite laundry and two titled underground parking stalls. Condo fees include heat, water, sewer, and garbage removal—leaving only electricity and cable/internet. No pets or short-term rentals allowed. More photos coming soon!