



GRASSROOTS
REALTY GROUP

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1501, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2252936



\$260,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Brush		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 515
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: N/A

This end-unit townhouse puts you right in the heart of Sylvan Lake, just steps from the water. Picture morning walks along the beach, evenings at the marina, or golfing just one block away at Sylvan Lake Golf & Country Club—all from your doorstep in the highly sought-after Rainbow Park subdivision. The open-concept main floor is filled with natural light. The living room features a cozy gas fireplace, while the spacious kitchen offers plenty of cabinetry, a central island with eating bar, and access to your west-facing deck—perfect for sunset BBQs with a natural gas hookup ready to go. Upstairs, the loft-style primary suite is its own retreat, complete with a soaker tub and generous storage. With three bedrooms and two bathrooms in total, this home offers comfort and flexibility for year-round living or as your weekend escape. Condo fees include exterior maintenance, snow removal, landscaping, and garbage removal—so you can spend more time soaking up everything lake life has to offer. If you’ve been waiting for the perfect blend of location, comfort, and lifestyle—this is it.