



GRASSROOTS
REALTY GROUP

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**#116, 5040 53 Street
Sylvan Lake, Alberta**

MLS # A2254972



\$255,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	956 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	W-DC
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

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

Lake, Marina, and Golf Course Retreat! An Unbeatable Location Awaits! This is your opportunity to embrace the lifestyle you've always wanted in this stunning executive condo. Featuring an open-concept design, this 2-bedroom, 2-bath home comes with a heated underground parking stall. Just two blocks from the lake and marina, and backing onto Sylvan Lake Golf and Country Club, you'll find yourself within walking distance of vibrant pubs, restaurants, rooftop patios, and the bustling downtown area! The inviting main floor boasts a spacious living area with a beautiful kitchen perfect for culinary enthusiasts including an island / eating bar perfect for entertaining and a large pantry. The expansive master bedroom includes a luxurious ensuite and walk-in closet, while the second (smaller) bedroom offers versatility as a home office or guest room. Recent updates include stylish new vinyl plank flooring, fresh paint, modern toilets, and updated lighting throughout. This complex truly has it all, with amenities such as a storage unit, hot tub, sauna, theater room, party room, billiards and game room, gazebo, and even a car wash bay! Don't miss your chance to live in this exceptional property!