



**GRASSROOTS**  
REALTY GROUP

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305, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2255555



**\$245,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Downtown              |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,542 sq.ft.          | Age:   | 1999 (26 yrs old) |
| Beds:     | 3                     | Baths: | 2                 |
| Garage:   | Assigned, Stall       |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Corner Lot            |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Forced Air, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Linoleum  | Sewer:     | -      |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 493 |
| Basement:   | None  | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame  | Zoning:    | R3     |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry |            |        |

Inclusions: n/a

Discover the ultimate lake lifestyle in this bright and spacious 3 bedroom, 2 bathroom townhouse just steps from the lake, marina, golf course, and vibrant Lakeshore Drive amenities. Perfect as a weekend retreat, full-time residence, or investment property. The main floor welcomes you with an open-concept layout, featuring a well-appointed kitchen, dining area, and a soaring living room with cathedral ceilings and cozy gas fireplace. Two bedrooms on this level share a 4-piece bath, with one offering a walkthrough closet and convenient cheater ensuite access. Upstairs, the loft-style primary suite is filled with natural light and offers dual closets plus a private ensuite with jetted tub and separate shower &mdash; a true retreat. Enjoy the convenience of your own parking stall right outside the front door, along with plenty of visitor parking. Condo fees of \$493/month cover exterior maintenance, professional management, common areas, and garbage removal, ensuring a worry-free lifestyle. The seller is open to including some furnishings and household items, making this a move-in ready, turnkey opportunity. Don&rsquo;t miss your chance to experience affordable lakeside living with endless recreational opportunities right at your doorstep!