



GRASSROOTS
REALTY GROUP

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309, 5100 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2258941



\$274,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	712 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 796
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	L-DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Discover the ultimate lakeside haven in this stunning Sylvan Lake condo, thoughtfully designed for both comfort and style. Perched on the 3rd floor, this bungalow-style gem features a patio that opens directly onto a serene sandy beach, creating an idyllic setting for relaxation and entertaining against the backdrop of picturesque lake views. Step inside to find an exquisitely upgraded interior, showcasing a spectacular bright layout with coffered ceilings. The gourmet kitchen is a chef's dream, equipped with quartz countertops and top-of-the-line stainless steel appliances, perfect for culinary adventures. This enchanting 1-bedroom, 1-bathroom retreat is bathed in natural light and offers a cozy gas fireplace for those cooler evenings. Stay comfortable year-round with central A/C. Impeccably maintained and in pristine condition, this home is truly move-in ready. You'll also appreciate the convenience of 1 titled heated parking stall and an all-inclusive condo fee that covers all utilities, internet, and cable. Ideally located just steps from vibrant downtown amenities, this is a rare opportunity to experience lakeside luxury at its finest. Your dream lakefront escape is here—don't let it slip away!