

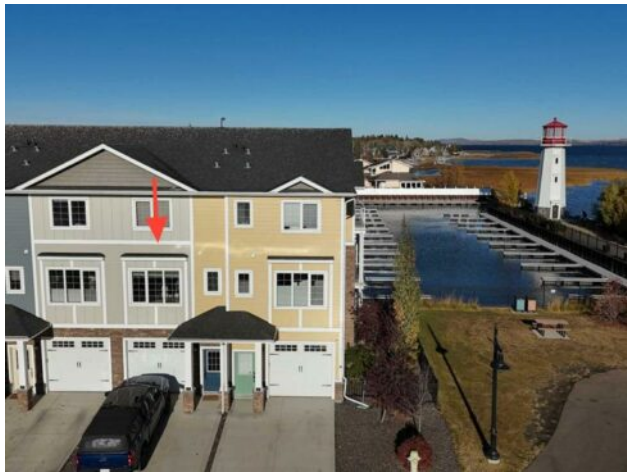


GRASSROOTS
REALTY GROUP

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124, 5210 Lakeshore Drive
Sylvan Lake, Alberta

MLS # A2265680



\$679,900

Division:	Downtown		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,676 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Electric Gate, Front Drive, Garage Door Opener, Gated, Guest, Parking Lot, P		
Lot Size:	0.04 Acre		
Lot Feat:	Lake, Views, Waterfront		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Mixed, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 335

LLD: -

Zoning: LDC

Utilities: -

Inclusions: Reverse Osmosis system, Soft water conditioner, Key Fob for GATED ACCESS

AFFORDABLE WATERS EDGE CONDO with reasonable low condo fees of \$335/month ! Treat your eyes with beautiful lake front living at its finest, with stunning VIEWS TO WAKE UP TO and all day long plus into the night. ONLY ONE UNIT AWAY FROM THE Lighthouse Promenade right on the lake and the marina and next to Friday Farmers Market! This fabulous 3 bedroom 4 bathroom townhome with 9' HIGH CEILINGS and attached GARAGE/FAMILY ROOM is located right on the WATERS EDGE MARINA in Sylvan Lake. Enjoy the PLEASANT MORNING VIEWS and SUNSETS from the large upper deck and lower patio and WHILE LAYING IN BED.! This amazing GATED COMMUNITY property is just steps from all DOWNTOWN RESTAURANTS AND SHOPPING. There is a public park and beach area just steps from the front door, with the main beach and pier only a block away. The main floor consists of a heated single garage/family room with convenient 2 piece bathroom, a flex room (BEDROOM/GYM/den/office/bedroom/craft room) (this one bedroom/bath can also be used as a separate suite with it's own entrance), large storage closet, EPOXY GARAGE FLOOR finishing, and a rear access door to a covered concrete patio overlooking the Marina. The second floor is gorgeous with an abundance of natural light streaming through the windows that overlook the lake, finished in vinyl plank flooring,-ideal for lakeside living. The kitchen has ample cabinet and counter space-finished with QUARTZ COUNTER TOPS, soft close cabinets and stainless steel appliances (including a GAS STOVE with double oven) and REVERSE OSMOSIS drinking tap. Cozy up in the living room after a day on the lake in front of the inviting electric FIREPLACE, or enjoy the panoramic views from the large upper deck accessed from the the living room. Upstairs you will

find two good sized bedrooms including a primary suite (with lake views right from your bed), a walk-in closet and a 5 piece ensuite, a second bedroom, a 4 piece main bathroom, and top floor LAUNDRY with washer/dryer completing the upper floor. CENTRAL AIR CONDITIONING will keep you cool on those warm summer days. Other great features include central vac roughed in, natural gas line to the upper and lower decks. WAKE UP HAPPY to be in such a paradise...one of the most affordable options for living right on the water currently listed for WELL UNDER 2025 Appraised value and Municipal Assessment (attached in documents) -SHORT TERM and long term rentals are allowed.