



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

307, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2276888



\$355,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RWV
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Located in the sought-after Fairway Estates, this bright third-floor 2 bedroom, 2 bathroom condo faces the golf course and is within walking distance to the beach. The open-concept kitchen, dining, and living area sits between bedrooms on opposite ends of the unit, offering great separation and natural light throughout. An electric fireplace adds warmth to the space, while the living room and primary bedroom both lead onto a spacious balcony with a gas line for a BBQ and peaceful views of the country club golf course. The primary suite features a generous ensuite with a soaker tub, separate shower, and walk-in closet. Updates include fresh paint throughout, new light fixtures and hardware, new carpet, replaced internal patio door blinds, and a new sink and toilet in the guest bathroom. This unit includes two titled parking stalls and an assigned storage unit in the heated underground parkade, along with access to luxury amenities such as a theatre room, gym, sauna and hot tub, library and games room, party room, and car wash. ****NO PETS ALLOWED****