



103, 4707 50 Street  
Sylvan Lake, Alberta

MLS # A2279057



**\$279,900**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Multi Level Unit	
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade	
<b>Lot Size:</b>	0.03 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, None	<b>Zoning:</b>	DC-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Stone Counters, Storage		
<b>Inclusions:</b>	None		

Welcome to this bright and stylish 2-bedroom, 2-bath condo ideally located just steps from downtown beautiful Sylvan Lake. This open-concept apartment offers the perfect blend of comfort and convenience with a spacious layout designed for modern living. The kitchen is a true highlight, featuring a large island with granite countertops, newer stainless steel appliances, built-in wine cooler, and plenty of space for cooking or entertaining. The open living and dining area is filled with natural light, creating a warm and inviting atmosphere complete with newer flooring and cozy gas fireplace. The primary suite offers a relaxing retreat with a walk-in closet and a large corner soaker tub in the large ensuite bathroom. A second bedroom and full bathroom make it perfect for guests or a home office. In-suit laundry adds everyday convenience. Enjoy the best of both worlds—easy access to shopping, restaurants, and the lake, all from the comfort of your bright and beautiful condo. Heated underground parking and storage unit. No pets and no short term rentals in this building.