



GRASSROOTS
REALTY GROUP

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2102, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2279689



\$249,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Few Trees, Gazebo		

Heating:	Combination, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Security system digital pad at front entry

Renovated ground-level end unit with a wheelchair-accessible front entry, ideally positioned on the outer buildings at the south end of the complex. This location 2 blocks from the beach offers a combination of privacy, ease of access, and excellent natural light. The home features a well-designed 2-bedroom, 2-full-bath layout with recent improvements throughout, including updated vinyl plank flooring, new countertops, and new stainless-steel appliances. Practical upgrades such as New windows in dinning room and primary bedroom a new oversized hot water tank and new sump pump provide added confidence for buyers, while a beautiful refinished cabinetry and an aesthetic stone feature enhances the main living area with warmth and visual appeal. Extensive crawl space storage adds functionality. The primary bedroom includes a walk-in closet, and the second bedroom offers versatility for guests, workspace, or shared living. Outdoor enjoyment is offered from both a south-facing front deck and a north-facing newly painted patio door deck, allowing for sun exposure throughout the day. Conveniently located near the Farmer's Market, golf course, lakeshore shops, restaurants, beach access, and marina-area recreation, offering a walkable and lifestyle-oriented setting. Well suited for year-round living, a seasonal retreat, or potential rental use, subject to condo bylaws (minimum 90-day rental term). A thoughtfully updated, accessible home in a location that continues to attract interest.