

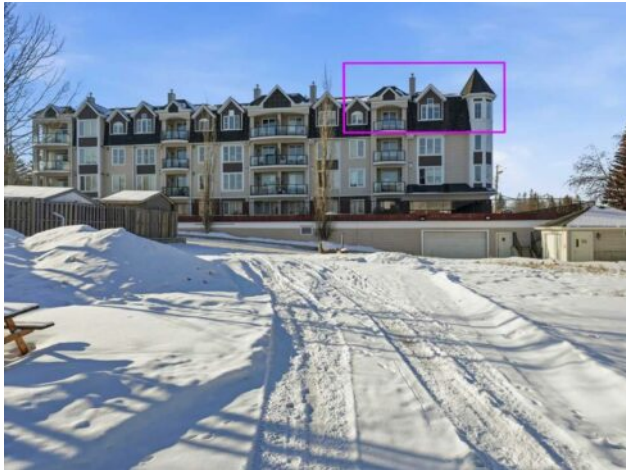


GRASSROOTS
REALTY GROUP

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410, 4707 50 Street
Sylvan Lake, Alberta

MLS # A2282326



\$299,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,156 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC-50
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Experience the ultimate lakeside lifestyle in this sprawling 1,155 sq. ft. corner suite at The Watermark, one of the largest and most sought-after floor plans in the building. Perfectly positioned on the quiet northeast side of this upscale complex, this 2-bedroom, 2-bathroom residence offers a sophisticated blend of comfort and convenience in the heart of Sylvan Lake. The bright, open-concept interior is anchored by a gourmet kitchen featuring granite countertops, an eating bar, and newer stainless steel appliances, while the inviting living room boasts a cozy gas fireplace for chilly evenings. The primary retreat includes a spa-like ensuite with a large soaker tub, providing a private sanctuary after a day on the water. Functional perks abound, including in-suite laundry with extra space for a pantry or freezer, one titled heated parking stall, and condo fees that include heat. Located just blocks from the Lakeshore Drive Promenade, you are steps away from summer boating, swimming, and lakeside dining, as well as winter skating and ice fishing. Whether you are seeking a turnkey year-round residence or a high-end vacation getaway, this beautifully maintained condo delivers the very best of downtown living near the lake.