



**GRASSROOTS**  
REALTY GROUP

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**106, 5435 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2284660**



**\$210,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** n/a

Welcome Home to Easy Living at the Lake! 40+ adult living apartment. This beautifully kept 1 bedroom, 1 bath main floor condo offers the perfect blend of comfort, convenience, and lifestyle. Enjoy a bright, modern space that's completely move-in ready. Open concept living with sun filled living/dining area complete with fireplace and access to outside deck. Kitchen boasts stainless appliances and plenty of working space and cabinets. Bathroom features jetted tub and walk in shower. This building has a workshop, elevator, security door, underground parking and extra storage for all your lake-life essentials. Step outside and you're just moments from an 18-hole golf course, great dining, shopping, and a short walk to Sylvan Lake's beach and vibrant downtown. Whether you're looking to downsize, invest, or simplify, this property offers it all — peaceful living, unbeatable location, and incredible value.