



**1212, 5220 50a Avenue
Sylvan Lake, Alberta**

MLS # A2289771



\$245,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this bright & beautifully updated single level, end-unit townhouse in sought-after Rainbow Park, Sylvan Lake! Just a short stroll to the beach, shops, & restaurants, this gem offers the perfect blend of convenience & comfort. With updated flooring & paint, step inside to a spacious, sun-filled open-concept layout. The living room features a corner gas fireplace & sliding doors to the deck with a gas line for BBQing—ideal for relaxing after a day by the lake, plus easy flow into the dining area for entertaining. The stylish kitchen features a breakfast bar, new stainless appliances & a pantry. This home has 2 generous bedrooms & 2 full bathrooms, including a private 4-piece ensuite in the Primary suite. With low condo fees of just \$328/month, don't miss the chance to enjoy low-maintenance living just blocks from the shoreline!