



**305, 5435 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2293598



\$350,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,248 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Guest, Heated Garage, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	W-DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: shelving in laundry room, cabinets over toilets

This beautifully maintained 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, functionality, and a true sense of community—ideal for those looking to simplify without sacrificing lifestyle. Step inside to discover a recently renovated kitchen that feels both fresh and inviting. A rare and thoughtful feature, the kitchen sink is perfectly positioned under a window, something seldom found in condo living. The open-concept living and dining area is bright and airy, with high ceilings and large windows facing towards the lake. Patio doors lead you to your private west-facing deck, complete with a gas line for your BBQ—the perfect place to enjoy quiet mornings or take in beautiful sunsets, all while being gently sheltered by mature trees for added privacy. The primary bedroom features its own ensuite, and walk in closet, while the second bedroom and full bath offer comfortable space for guests. You’ll also appreciate the convenience of in-suite laundry with additional storage, making everyday living that much easier. A truly special feature of this home is the unique loft space above, adding a flexible living area. Overlooking the main living room, it’s an ideal spot for a cozy reading nook, home office, or hobby space. This adult-only building is known for its warm, friendly atmosphere—where neighbours know each other and a genuine sense of community is felt. At the back of the building, you’ll find a shared green space with a fire pit and gathering area, perfect for spending time with friends and family. Additional highlights include: one heated underground parking stall, additional surface parking available, shared workshop/bench space in the garage for those who enjoy hands-on projects. Located next to the golf course, marina and the downtown area of Sylvan Lake. If you’ve been searching for a home that offers

comfort, connection, and a peaceful lifestyle in a beautiful setting, this condo is truly something special.