



2001, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2297468



**\$225,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Downtown              |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | Townhouse             |               |                   |
| <b>Size:</b>     | 850 sq.ft.            | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 1                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | 0.04 Acre             |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s)     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 318 |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | RWV    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan   |                   |        |

**Inclusions:** existing appliance and window coverings

Condo living at its finest in the heart of Sylvan Lake! This well maintained upper level suite offers the perfect blend of comfort, convenience, and low maintenance living. An ideal home for first time buyers, young families, working professionals, or retirees. Enjoy a bright and open floor plan featuring a spacious kitchen, cozy gas fireplace, and a sunny living area that leads to your private, sun drenched deck. The thoughtfully designed layout includes one bedroom plus a versatile den. With ample storage throughout and pride of ownership evident, this home is move in ready. Located just minutes from the beach, restaurants, shops, and grocery stores, you'll love the unbeatable proximity to everything Sylvan Lake has to offer. Safe, secure, and easy to maintain; this is carefree condo living at its best!