



2001, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2297468



\$214,900

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

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

Inclusions: existing appliance and window coverings

This one bed plus den unit ensures condo living at its finest in the heart of Sylvan Lake! 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! Updates include; New Fireplace (October 2025), New hot water tank (Sept 2024), New washer & Dryer (summer 2025), New dishwasher (Summer 2025)