



801, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2297644



\$254,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 549
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RWV
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: stove, hood fan, refrigerator, dish washer, washer, dryer, window coverings -all, reverse osmosis system is rented \$33/month with Reliance, security system components (no monitoring or contract)

END UNIT | RENOVATED ENSUITE BATH | QUARTZ COUNTER-TOPS ~ This townhome offers added value with its desirable end-unit location, extra side windows and visitor parking close by. Just a short walk to the lake, this property combines lifestyle and functionality in one of Sylvan Lake's most convenient settings. ~ The main floor features an open-concept layout with vaulted ceilings, cozy gas fireplace, and access to the rear deck with natural gas BBQ line—ideal for relaxing or entertaining. ~ Since 2022 the kitchen has been refreshed with quartz countertops, full backsplash, and updated appliances, offering a clean, modern feel with a functional island and ample cabinetry. ~ Two bedrooms are located on the main floor, including one with a Jack and Jill door to the 4-piece bathroom, plus convenient main floor laundry. ~ Upstairs, the loft-style primary retreat has been completely upgraded with a fully renovated 5-piece ensuite, creating a private, spa-like space. ~ Additional improvements include fresh paint and updated LED lighting throughout, giving the home a bright, move-in-ready feel. ~ A strong option for buyers looking for low-maintenance living, a lock-and-leave lifestyle, or a well-located property close to the lake and amenities.