



**405, 5100 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2302584



\$299,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Driveway, Garage Door Opener, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 796
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: All Chattels

Discover elevated lakeside living in this beautifully maintained 4th-floor condo in the coveted Chateau Suites building, right on the shores of Sylvan Lake. This 1-bedroom, 1-bathroom home combines style, comfort, and unbeatable views, with a private covered balcony that offers the perfect perch to enjoy stunning sunrises over the water. Inside, you'll find an open-concept layout with warm wood tones, a gas fireplace and large windows that bring in an abundance of natural light. The kitchen features upgraded appliances, a peninsula with seating, and ample cabinetry. The generously sized bedroom connects directly to the full bathroom, and convenient in-suite laundry is also included. This unit is being sold fully furnished, making it a true turn-key opportunity. Whether you plan to move in, rent it out, or escape to the lake on weekends, just bring your suitcase and settle in! Titled heated underground parking and a secure storage locker are included. Monthly condo fees cover ALL utilities, cable, and internet, giving you stress-free ownership. The Chateau Suites building offers unbeatable walkability to the beach, trails, downtown shops, cafes, and the vibrant lakeside atmosphere Sylvan Lake is known for.