



113, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2303412



\$369,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Geothermal, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RWV
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

Welcome to this beautifully maintained ground-level unit backing directly onto the golf course, offering an unbeatable combination of privacy, views, and outdoor living. Featuring 2 bedrooms and 2 full bathrooms, this home is thoughtfully laid out with an open-concept design that creates a bright and inviting living space. The kitchen has been upgraded with a larger island and flows seamlessly into the dining and living areas, making it perfect for both everyday living and entertaining. Luxury vinyl plank flooring runs throughout, adding a modern touch while being both durable and easy to maintain. The unit is in immaculate condition, showing true pride of ownership. One of the standout features is the massive ground-level patio, where you can step outside and enjoy direct access to green space with peaceful golf course views—perfect for morning coffee or evening relaxation. The primary bedroom includes a full ensuite, while the second bedroom and bathroom are well-positioned for guests or additional living space. Additional conveniences include in-suite laundry and designated parking. The building features luxury amenities such as a theatre room, gym, sauna and hot tub, library and games room, party room, and car wash and ocated in a highly desirable community close to walking paths, the lake, golf course, and local amenities. This unit offers a rare opportunity to enjoy low-maintenance living with exceptional outdoor space and views.