



503, 5220 50A Ave
Sylvan Lake, Alberta

MLS # A2102706



\$209,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	1 and Half Storey		
Size:	1,382 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 493
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: wall coverings and all attached lighting fixtures

Price Reduced to \$209,900. Townhouse end unit Condo with 3 bedrooms and 2 Bathrooms in the DOWNTOWN DISTRICT OF SYLVAN LAKE with an Open floor plan NEAR TO THE LAKE. Recently added new lighting fixtures with LED lighting. Composite hardwood laminate throughout the unit. Natural light and north-facing doors to the balcony with a view of the lake. The primary master bedroom is large with an open view and 2nd floor the bedroom features a good-sized closet with a 3-piece ensuite with a soaker tub. The kitchen has an island to give you extra counter and storage space. The main floor also has a 4-piece main bathroom and a newer stackable washer and dryer! The monthly condo fee covers the condo management duties, maintenance of grounds, common areas, parking, reserve fund contributions, snow removal & garbage. This condo community has no age constraints and is PET FRIENDLY (with restrictions). Condo Nearby amenities, 1.5 blocks away is Sylvan Lake & golf course. Close to Rotary Light House Park. Walking distance to Community Center, Schools, Royal Canadian Legion, and Lakeshore Boulevard shopping area. What a perfect home or a place for every season. Pricing reflects that the unit may require updating.