



1209, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2125050



\$210,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	1 and Half Storey		
Size:	989 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Guest, Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	None	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: All existing furniture, TV, Wall mount

Charming 2 bedroom and 2 bathroom partially furnished condo in the DOWNTOWN DISTRICT OF SYLVAN LAKE! This lovely condo unit is located across from green space on the outer circle of Rainbow Park Condo Community ~ close to the beach along Lakeshore Drive, the marina, coffee shops, restaurants, shopping, golf course, walking pathways, and various leisure and activity centres of Sylvan Lake. An assigned parking stall is directly in front of the entrance with nearby visitor parking stalls & nearby street parking as well. The main living area is an open concept.. The kitchen has a portable island to give you extra counter and storage space, nice kitchen cabinets & newer appliances. A corner fireplace and beautiful laminate flooring in the living room create a warm & cozy area. The primary bedroom is at the rear of the home and is a good size with a good-sized closet & a 4-piece ensuite. The 2nd good sized bedroom is located at the front of the home.. The main floor also has a 4 piece main bathroom and a newer stackable washer and dryer! The monthly condo fee covers the professional condo management duties, maintenance of grounds, common areas, parking, reserve fund contributions, snow removal & garbage. This condo community is PET FRIENDLY (approval is required) and there are NO AGE RESTRICTIONS. What a perfect home or a place for every season of the year to get away from it! Shows very well and is move in ready!