



2001, 5220 50A Avenue  
Sylvan Lake, Alberta

MLS # A2130593



**\$175,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	W-DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks		

**Inclusions:** NA

Interested in an INVESTMENT PROPERTY or are you a FIRST TIME BUYER? This adorable condo could be the answer! Conveniently located just steps from the shores of Sylvan Lake. You will enjoy the close proximity of restaurants and shops, or simply strolling the beach. With it's charming curb appeal, this upper level end unit suite is lovely. The entry way offers a large closet for coats and accessories. The kitchen features crisp white cabinets and appliances, accented by a peninsula sit-up counter. Because it is an end unit several large windows allow for loads of natural light. Opposite to the kitchen you will find glass French doors leading to the office, which could also be used as a bedroom. You will enjoy lounging in the living room with the cozy comfort of the gas fireplace. Step thru the sliding patio doors to soak up the sunshine on the deck. Backing on to a green space for added peace and privacy. The spacious bedroom boasts a beautiful picture window. Laundry and a 4-piece bathroom complete this cozy condo. Recent updates include new carpet and fresh paint. This end unit floor plan is extremely functional with everything at your fingertips!