



**102, 5135 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2134336



\$229,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	655 sq.ft.	Age:	1992 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	LC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: see addendum, fully furnished

Discover the ultimate in lakefront living with one of the last remaining condos in Sylvan Lake that allows short-term rentals. This is your chance to own a charming, updated 1-bedroom, 1-bathroom main floor condo with a serene north-facing patio overlooking the lake, perfectly positioned in a highly sought-after location. This unit is being offered fully furnished. no need to move furniture or dishes, bring your clothes and tooth brush and just move right in! Step inside to find durable tile flooring and a charming white kitchen adorned with a subway tile backsplash. This bright condo is flooded with natural light from numerous windows, all featuring new coverings. The spacious living room seamlessly connects to a lovely dining space, creating a welcoming and open atmosphere. The bedroom offers ample space, complemented by a functional 4-piece bathroom. This condo has received several thoughtful modern upgrades that enhance its appeal. The building itself has been freshly painted, making it a standout on Lakeshore Dr. With assigned parking in the parkade and condo fees that cover heat, water, garbage, and exterior insurance, this condo offers unparalleled functionality at an affordable price – it's cheaper than rent! Don't miss out on this rare opportunity to own a piece of Sylvan Lake's vibrant community. Whether you're looking for a cozy home or a lucrative investment, this boutique condo delivers both in spades.