



2105, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2137953



\$199,900

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|------------------|-----------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,070 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: None

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 373

LLD: -

Zoning: R3

Utilities: -

Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, Window Coverings

Situated in Rainbow Park of Sylvan Lake, this condo offers an ideal combination of convenience and comfort. Located just moments away from a golf course, marina, beach, shopping, and a variety of restaurants, it ensures an active and vibrant lifestyle. This 2-bedroom unit includes a primary bedroom with a spacious walk-in closet and 4-piece ensuite. An additional 4-piece bathroom and ensuite laundry add to the convenience. The living room, featuring a cozy natural gas fireplace, provides a bright and open space for relaxation and entertainment. Step through the patio doors onto the balcony and enjoy the fresh air. Parking is a breeze with an assigned spot, along with visitor parking available right in front of the unit. This condo is an excellent opportunity to experience the best of Sylvan Lake living.