



204, 4707 50 Street  
Sylvan Lake, Alberta

MLS # A2141571



**\$259,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

The Watermark. Elegant 2 bedroom and 2 bathroom Condo unit located on the 2nd level facing west. Functional floor plan with a full kitchen and large island with granite counter tops. The living room area features a natural gas fireplace and access to the balcony. 2 large bedrooms, a 4pce bathroom and a 4pce ensuite. In unit stacked washer & dryer area with storage. One titled heated underground parking stall. Walk down to the beach area and enjoy all of the shops and restaurants along Lakeshore Drive. Sylvan Lake has plenty of amenities, big box stores, and an Urgent Care facility.