



1202, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2142666



\$204,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 314
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: fan remotes

2 Bed 2 Bath condo just a SHORT WALK to all the greatest ammenites Sylvan Lake has to offer! The beach, marina, golf course, restaurants, and shops at your fingertips. A perfect option for first time buyers, investors, or those who are looking to downsize and simplify. This unit is pristine and has been maintained with the utmost care. The bright and open living area features generous room sizes with plenty of space to gather with guests. Beautiful kitchen with soft grey cabinets, eating bar, lots of upper cabinets, plenty of countertop space and Dining area that accomodates a large table. Gas fireplace, glass sliding doors leading to the patio with natural gas hook up for a bbq or heater. The utility room in the basement gives access to the incredible amount of storage area in the crawl space. The water softener, hot water heater(new in Oct 2023), dishwasher, floors and modern pallette create the "move in ready" atmosphere that is obvious from the second you enter. Come and see all that Rainbow Park in Sylvan Lake has to offer!