



GRASSROOTS
REALTY GROUP

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413, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2191245



\$339,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	941 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	W-DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Sauna, Steam Room, Storage		
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings		

Located in the prestigious Fairway Estates, this top-floor apartment offers stunning views of Sylvan Lake. This openly designed 2-bedroom, 2-bathroom unit features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The kitchen boasts an island, stainless steel appliances, and flows seamlessly into the living room, where a cozy gas fireplace and garden doors lead to a private balcony with breathtaking lake views and a gas hookup for your barbecue. Additional conveniences include in-suite laundry, underground titled parking, a private storage unit, and access to a wash bay. Residents enjoy an array of premium amenities, including a theatre room, hot tub, exercise facility, and games room. Situated in a beautifully landscaped property with a gazebo and garden boxes, this property is just minutes from shopping, the lake, and scenic walking paths. Don't miss this rare opportunity to own a piece of Sylvan Lake's finest living! Condo Fees \$566/month No Pets