

# \$240,000 - 1007, 5220 50a Avenue, Sylvan Lake

MLS® #A2217097

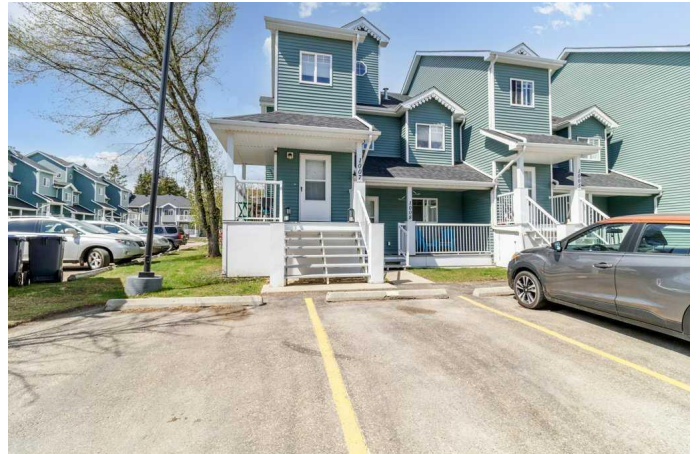
**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

This 1,541 square foot townhouse is ideally located in the heart of downtown Sylvan Lake, in the sought-after Rainbow Park subdivision—just one block from the Sylvan Lake Golf and Country Club, the marina, and close to restaurants, shopping, and the beach. This two-story end unit offers an open-concept main level filled with natural light, featuring a bright living room with a gas fireplace, a spacious kitchen with plenty of cabinetry, an island with an eating bar, and access to a west-facing deck complete with a natural gas outlet. Upstairs, the loft-style primary bedroom includes a soaker tub and generous storage. There are a total of three bedrooms and two bathrooms, making this home a comfortable and practical choice for year-round living or a weekend retreat. The unit comes with one dedicated parking stall right in front of the unit with lots of visitor parking close by. The condo fees cover exterior maintenance, snow removal, landscaping, and garbage removal. With light pouring in from multiple angles, this end unit offers both functionality and a welcoming atmosphere in a prime location.



Built in 1999

## Essential Information

MLS® #	A2217097
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,541
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1007, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

## Amenities

Amenities	Laundry
Parking Spaces	2
Parking	Stall
# of Garages	2

## Interior

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	None

### **Additional Information**

Date Listed	May 14th, 2025
Zoning	W-DC
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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