

\$365,000 - 103, 5015 52 Street, Sylvan Lake

MLS® #A2219649

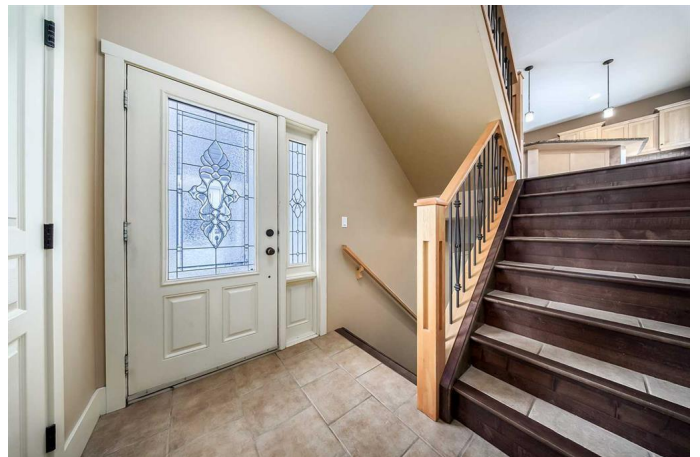
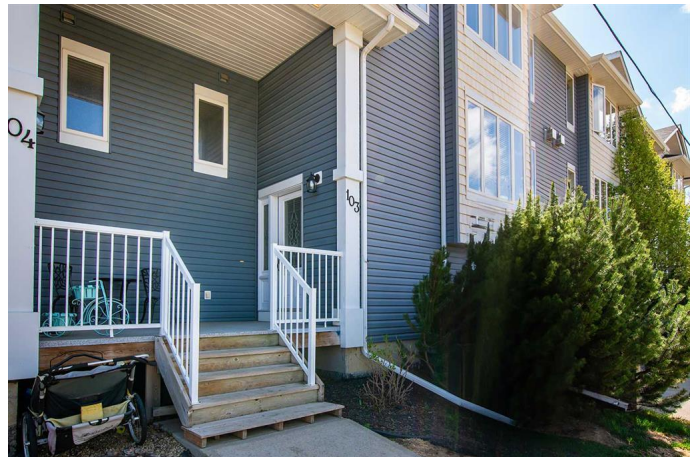
\$365,000

4 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Tucked just a short stroll to the shimmering waters of Sylvan Lake, this spacious, beautifully finished townhome invites you to embrace lifestyle of connection, comfort, and possibility. Whether you're seeking a full-time residence, a weekend escape, or an income-generating property to share with friends or renters, this home delivers on all fronts. Step inside and be welcomed by the GRAND ENTRY and SOARING CEILINGS, setting the tone for over 1,800 sqft of OPEN, AIRY LIVING SPACE designed for entertaining and relaxed lake life. The heart of the home features WARM MAPLE HARDWOOD FLOORS, a feature GAS FIREPLACE, and MASSIVE WINDOWS that bathe the space in natural light. Cook up memories in the stylish kitchen boasting SOFT-CLOSE MAPLE CABINETRY, GRANITE COUNTER TOPS, A RAISED EATING BAR ISLAND, CORNER PANTRY and SPACIOUS DINING AREA that flows to a PRIVATE BALCONY with a GAS LINE for BBQing - perfect for summer evenings or crisp winter cookouts. Upstairs, the grand landing leads to 3 GENEROUS BEDROOMS, including a luxurious primary suite behind French doors, complete with a 5-PIECE ENSUITE with a JACUZZI TUB. A second full 4 pce bathroom complete the upper level. Downstairs, you'll find a 4th BEDROOM with its own ENSUITE - ideal for guests, roommates, or rental potential. Not only does this home rival detached properties in size, but it also



exceeds expectations with a fully finished 14'5x26'5 FRONT ATTACHED GARAGE, INFLOOR HEATING in the basement, NEWER HOT WATER TANK, BRAND NEW STACKEABLE WASHER/DRYER. A/C is roughed in and merely needs the unit, there is also roughed in CENTRAL VAC. Need extra STORAGE? There is no shortage in this home. Whether you are dreaming of summers on the lake, cozy winter weekends, or a smart investment in a prime location, this home is a rare find with unmatched flexibility. Sylvan Lake offer four-season recreation, charming shops, cafes, and a lifestyle you feel from the moment you arrive.

Built in 2008

Essential Information

MLS® #	A2219649
Price	\$365,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	103, 5015 52 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E6

Amenities

Amenities	None
Parking Spaces	2
Parking	Front Drive, Single Garage Attached, Tandem
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Zoning	R2

Listing Details

Listing Office	CIR Realty
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