

# \$250,000 - 502, 5220 50a Avenue, Sylvan Lake

MLS® #A2235957

**\$250,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Investment opportunity in the heart of SYLVAN LAKE, ALBERTA, a fast-growing lakeside community. Either you live in it or have it rented out, you are in a win win situation. This 2 bedroom 2 bath home is designed for comfort, privacy, and convenience. Located on the main floor with over 900 sq ft of living space. Dining room, living room and kitchen form a continuous open space, ideal for maximizing natural light and fresh air coming from the patio. South facing front porch for sun and north for the shade. Only few steps from the lake, how can you be wrong. Call your favorite Realtor for a showing. Vacant easy to show. Immediate possession available.

Built in 1999

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235957      |
| Price          | \$250,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 920           |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 502, 5220 50a Avenue |
| Subdivision | Downtown             |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E5              |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | None                 |
| Parking Spaces | 1                    |
| Parking        | Off Street, Assigned |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Smoking Home                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Fireplace(s), Forced Air, Electric                             |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Gas, Living Room, Blower Fan                                   |
| Has Basement      | Yes                                                            |
| Basement          | Crawl Space, Partial, Unfinished                               |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Courtyard       |
| Lot Description   | Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 36             |
| Zoning         | W-DC           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.