

# \$259,900 - 201, 5220 50a Avenue, Sylvan Lake

MLS® #A2232764

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,541 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Bright & Spacious End-Unit Townhouse in the Heart of Sylvan Lake. This 1,541 sq ft end-unit townhouse is ideally located in the desirable Rainbow Park subdivision—just one block from the Sylvan Lake Golf & Country Club, marina, restaurants, shopping, and the beach. The open-concept main level is filled with natural light from extra windows and features a generous living room with a gas fireplace, a spacious kitchen with ample cabinetry, an island with eating bar, and access to a west-facing deck with a natural gas hookup—perfect for evening BBQs. Upstairs, the loft-style primary bedroom offers an ensuite soaker tub and plenty of storage. With three bedrooms and two full bathrooms, this home is ideal for year-round living or a relaxing weekend escape. Additional features include: One dedicated parking stall right in front of the unit, Abundant visitor parking nearby, Condo fees that cover exterior maintenance, snow removal, landscaping, water, sewer and garbage, and a 2021 hot water tank. Enjoy low-maintenance living with a bright, welcoming layout in one of Sylvan Lake's best locations. Seller will be replacing some doors that need repair and will to replace kitchen fridge and stove with stainless to match, as well as counter top edging, door hardware etc..

Built in 1999

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2232764          |
| Price          | \$259,900         |
| 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          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201, 5220 50a Avenue |
| Subdivision | Downtown             |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E5              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other                   |
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                       |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas, Living Room                                                             |
| Basement          | None                                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

|                 |                  |
|-----------------|------------------|
| Lot Description | Few Trees        |
| Roof            | Asphalt Shingle  |
| Construction    | Composite Siding |
| Foundation      | Poured Concrete  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 53              |
| Zoning         | R5              |

**Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
|----------------|--------------------------------------|

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