

# \$362,500 - 203, 5040 53 Street, Sylvan Lake

MLS® #A2247341

**\$362,500**

2 Bedroom, 3.00 Bathroom, 933 sqft

Residential on 0.02 Acres

Downtown, Sylvan Lake, Alberta

Experience the perfect blend of comfort, style, and location in this fully renovated upscale condo, just steps from the lake and boasting serene golf course views. This bright and modern unit features granite countertops, upscale appliances, a garburator, undercounter lighting, and a newly installed ceramic backsplash. Freshly painted from walls to ceilings, it offers a crisp, move-in-ready feel. Indulge in the spa-inspired bathroom with a 6-foot air tub featuring a heated back, upgraded ceramic tile surround, a striking new vanity with amber taps, and a triple-mirror medicine cabinet. And don't forget that Toro bidet plus thoughtful upgrades like remote-controlled ceiling fans for year-round comfort.

Located in a highly sought-after building with unmatched amenities: recreation room, gym, hot tub, steam room, theatre, coffee room, and secure underground parking with a car wash. Surrounded by nature and just minutes to the water, this home delivers both luxury and lifestyle. One titled underground parking stall also comes with this unit.

Built in 2005

## Essential Information

MLS® # A2247341

Price \$362,500

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 933               |
| Acres          | 0.02              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203, 5040 53 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0A1             |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Recreation Room, Sauna, Spa/Hot Tub, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                              |
| Parking        | Titled, Underground, Attached Carport                                                                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s)                                                              |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave, Stove(s), Washer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                            |
| Cooling           | Other                                                                                                                            |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| # of Stories      | 4                                                                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Garden  |
| Roof              | Asphalt/Gravel   |
| Construction      | Concrete, Stucco |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 89               |
| Zoning         | RWV              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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