

\$329,900 - 308, 5040 53 Street, Sylvan Lake

MLS® #A2249677

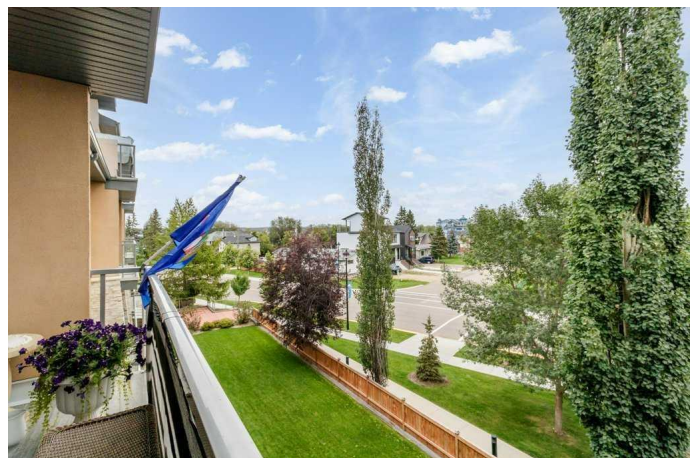
\$329,900

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Located in the small town of Sylvan Lake, only a 15-minute drive to Red Deer, this beautiful 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and resort-style amenities. Step inside the spacious open-concept layout, featuring engineered hardwood floors and plenty of natural light. The kitchen is a true highlight with a gas stove, convection oven, pantry, large sink, and a newer fridge—perfect for cooking and entertaining. The primary suite is complete with a walk-in closet and an ensuite, while the second bedroom and full bath are ideal for guests or a home office. A large in-suite storage and laundry room add to the practical design. Enjoy your morning coffee or evening BBQ on the covered balcony, equipped with a gas hook-up. The Sylvan Lake Golf & Country Club backs directly onto the complex, giving you endless opportunities to hit the course. Fairway Estates offers an incredible range of building amenities, including a gym, hot tub, steam room, party room, TV lounge, library, movie theatre, and car wash. The geothermal heating system and solar panels ensure energy efficiency and eco-friendly living. This unit includes one titled underground parking stall, with plenty of visitor parking available for friends and family. Perfectly located just one block from the lake, marina, and vibrant Lakeshore Drive with its shops and restaurants, this home offers low-maintenance living in one of Alberta's most desirable lake communities.



Built in 2005

Essential Information

MLS® #	A2249677
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A1

Amenities

Amenities	Fitness Center, Laundry, Recreation Facilities
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

of Stories 4

Exterior

Exterior Features Balcony
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed August 21st, 2025
Days on Market 15
Zoning RWV

Listing Details

Listing Office Royal LePage Network Realty Corp.

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 MLSÂ®, Multiple Listing ServiceÂ® 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.