

# \$374,900 - 302, 5040 53 Street, Sylvan Lake

MLS® #A2190737

**\$374,900**

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

This fantastic 3rd-floor unit offers stunning views of both the golf course and the lake, making it a perfect place to relax and enjoy your surroundings. The unit features 2 spacious bedrooms and 2 full bathrooms, including a well-sized ensuite with both a tub and shower combo. The kitchen is beautifully designed with quartz countertops and natural maple cabinets, creating a warm, inviting atmosphere that flows into the open living space. Large windows in the living room allow for an abundance of natural light.

Convenience is key with in-suite laundry and two designated parking stalls. Step out onto your balcony to enjoy breathtaking views of the lake or the lush golf course.

The building boasts impressive amenities, including a car wash bay, extra storage, a sauna, hot tub, fitness center, gazebo, and an outdoor entertainment area. There's also a party room, theater room, and lounge for relaxation and socializing.

This unit is ideally located just a short walk from restaurants, walking trails, the lake, the golf and country club, shopping, and the main marina. It truly is a rare find, especially with the end-unit location and its unparalleled views. A true gem in a prime location!

Built in 2007

## Essential Information

MLS® #

A2190737



Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	302, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0A4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Storage, Car Wash, Gazebo, Picnic Area, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Stall, Titled, Underground, Owned

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, Breakfast Bar, Vinyl Windows
Appliances	See Remarks
Heating	Boiler, Exhaust Fan
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
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Construction Stone, Stucco

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 52

Zoning R3

### **Listing Details**

Listing Office KIC Realty

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