

# **\$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, Gazebo, Picnic Area, Storage, Car Wash, Sauna, Spa/Hot Tub |
| Parking Spaces | 2  |
| Parking        | Titled, Underground, Owned, Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, 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 |
|-------------------|---------|

Construction      Stone, Stucco

### **Additional Information**

Date Listed      February 5th, 2025

Days on Market      88

Zoning      R3

### **Listing Details**

Listing Office      KIC Realty

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