

\$238,000 - 2106, 5220 50a Avenue, Sylvan Lake

MLS® #A2242443

\$238,000

2 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

Immaculate and Move-In Ready! This beautifully updated 2-bedroom, 2-bathroom townhouse offers modern comfort and thoughtful design throughout— all just a short walk to the lake and vibrant downtown restaurants. Step into a spacious entryway with a large, deep front closet and immediately feel at home. The open-concept layout features brand-new flooring, fresh neutral paint, and stylish new window coverings. Enjoy cooking in the well-appointed kitchen with ample cabinetry, updated appliances, a breakfast bar, and generous storage.

The bright living area leads to two outdoor spaces—an east-facing front deck perfect for morning coffee, and a west-facing back deck overlooking a green space, complete with gas BBQ hookup for evening entertaining. The primary suite includes a large walk-in closet and a 4-piece ensuite, while the second bedroom and full bath are ideal for guests or a home office. Additional upgrades include a new washer/dryer, faucets, and hot water tank. This home is also being sold furnished, offering incredible value. A massive crawl space provides exceptional storage. Pride of ownership shines in this move-in-ready gem which is a short walk to the lake and the downtown restaurants.

Built in 2003

Essential Information



MLS® #	A2242443
Price	\$238,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2106, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

Amenities

Amenities	Visitor Parking, Community Gardens, Parking, Picnic Area, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	3
Zoning	RWV
HOA Fees	356
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Maximum
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