

\$245,000 - 305, 5220 50a Avenue, Sylvan Lake

MLS® #A2255555

\$245,000

3 Bedroom, 2.00 Bathroom, 1,542 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Discover the ultimate lake lifestyle in this bright and spacious 3 bedroom, 2 bathroom townhouse just steps from the lake, marina, golf course, and vibrant Lakeshore Drive amenities. Perfect as a weekend retreat, full-time residence, or investment property. The main floor welcomes you with an open-concept layout, featuring a well-appointed kitchen, dining area, and a soaring living room with cathedral ceilings and cozy gas fireplace. Two bedrooms on this level share a 4-piece bath, with one offering a walkthrough closet and convenient cheater ensuite access. Upstairs, the loft-style primary suite is filled with natural light and offers dual closets plus a private ensuite with jetted tub and separate shower – a true retreat. Enjoy the convenience of your own parking stall right outside the front door, along with plenty of visitor parking. Condo fees of \$493/month cover exterior maintenance, professional management, common areas, and garbage removal, ensuring a worry-free lifestyle. The seller is open to including some furnishings and household items, making this a move-in ready, turnkey opportunity. Don't miss your chance to experience affordable lakeside living with endless recreational opportunities right at your doorstep!

Built in 1999

Essential Information



MLS® #	A2255555
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,542
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	305, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

Amenities

Amenities	Clubhouse, Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Lighting, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	3
Zoning	R3

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.