

# \$189,000 - 1805, 5220 50a Avenue, Sylvan Lake

MLS® #A2205032

**\$189,000**

1 Bedroom, 1.00 Bathroom, 771 sqft  
Residential on 0.18 Acres

Downtown, Sylvan Lake, Alberta

TOP FLOOR END UNIT | 1 BEDROOM + DEN (with window) | WALK TO THE LAKE & GOLF COURSE ~ Prime Sylvan Lake location just steps from Lakeshore Drive, the marina, golf course, restaurants, shops and walking trails~this move-in ready unit is the perfect fit for a first-time buyer, rental, or weekend retreat. ~ MOVE-IN READY with fresh paint and brand new carpet, plus durable vinyl plank flooring. Enjoy low-maintenance living in a bright, open-concept floor plan with large windows and great natural light. ~ The kitchen offers plenty of white cabinetry, a full tile backsplash, island with eating bar, and a window over the sink. The cozy living room features a gas fireplace with tile surround and access to a private upper-level deck overlooking the manicured court yard. ~ One spacious bedroom plus a den with double French doors and a sunny window (some units don't have this) ~ perfect for a guest room, office, or hobby space. ~ Additional features include: in-unit laundry, off-street parking pad right in front, extra storage under the front steps, and optional storage rooms available through the condo association. ~ Low condo fees (\$298/month) include insurance, snow removal, maintenance, and more. Pets allowed with restrictions. ~ Affordable, flexible, and walkable~this one checks all the boxes!

Built in 2002

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2205032      |
| Price          | \$189,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 771           |
| Acres          | 0.18          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1805, 5220 50a Avenue |
| Subdivision | Downtown              |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E5               |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Gazebo, Park                     |
| Parking Spaces | 1                                |
| Parking        | Additional Parking, Stall, Guest |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Gas, Living Room        |
| # of Stories      | 2                       |
| Basement          | None                    |

### **Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                       |
| Construction    | Wood Frame                            |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 11               |
| Zoning         | RWV              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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