

502, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2235957



\$250,000

Division:	Downtown		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	920 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	W-DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Investment opportunity in the heart of SYLVAN LAKE, ALBERTA, a fast-growing lakeside community. Either you live in it or have it rented out, you are in a win win situation. This 2 bedroom 2 bath home is designed for comfort, privacy, and efficient design. Located on the main floor with over 900 sq ft of living space. Dining room, living room and kitchen form a continuous open space, ideal for maximizing natural light and fresh air coming from the patio. South facing front porch for sun and north for the shade. Only few steps from the lake, how can you be wrong. Call your favorite Realtor for a showing. Long term Tenants leaving end of July 2025.