

201, 5220 50A Avenue
Sylvan Lake, Alberta

MLS # A2252159



\$259,900

Division:	Downtown		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	1,481 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer

This 1,481 sq ft end-unit townhouse in the desirable Rainbow Park subdivision offers the perfect blend of comfort, convenience, and location just one block from the Sylvan Lake Golf & Country Club, marina, restaurants, shopping, and the beach. The open-concept main floor is filled with natural light from extra windows and features: A welcoming living room with a cozy gas fireplace, A spacious kitchen with ample cabinetry, an island with eating bar, and access to the west-facing deck with natural gas hookup perfect for evening BBQs. Upstairs, the loft-style primary bedroom is a private retreat with an ensuite soaker tub and plenty of storage. With three bedrooms and two full bathrooms, this home is ideal for year-round living or a relaxing weekend getaway. Additional Features: \$1,500 credit at Cabinet Creations toward new countertops, Brand-new stainless-steel builder-grade fridge and stove will be replace the old ones that are there, one dedicated parking stall directly in front of the unit, Ample visitor parking nearby, 2021 hot water tank, Condo fees include exterior maintenance, snow removal, landscaping, water, sewer, and garbage. Enjoy low-maintenance living with a bright, spacious layout in one of Sylvan Lake's most sought-after locations.