

413, 5040 53 Street  
Sylvan Lake, Alberta

MLS # A2254411



# \$329,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 938 sq.ft.                         | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                       | <b>Condo Fee:</b> | \$ 566 |
| <b>Basement:</b>   | -                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Stucco                                                                                                           | <b>Zoning:</b>    | RWV    |
| <b>Foundation:</b> | -                                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows |                   |        |

**Inclusions:** Fridge, Gas Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings.

TOP FLOOR CONDO WITH UNDERGROUND PARKING! You'll love this two bedroom, two bathroom unit on the top floor of the upscale Fairway Estates Building, with a great location to the lake. This unit has a view of the lake from the balcony. The unit has a lovely open floor plan with the eat-in kitchen and living room open to each other. The kitchen has extensive cabinet space, gas stove, and kitchen island. The living room has large windows and a fireplace for those cool evenings. The owner's suite is on one end of the unit and has a four piece ensuite. The secondary bedroom/office is at the other side of the unit, with another full bathroom. There's in suite laundry for ease of use. The balcony can fit your patio set and faces the lake. Enjoy parking your vehicle in the heated underground parking spot, which is easy to access. Enjoy the many amenities of this building, including fitness centre, hot tub, theatre room and games room. You're within walking distance to the coffee shops and amenities at the heartbeat of Sylvan Lake. Immediate possession is available.