

# \$239,900 - 701, 5220 50a Ave, Sylvan Lake

MLS® #A2235888

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to your next chapter in this beautifully maintained, move-in ready condo nestled in a peaceful and well-cared-for complex just a short stroll from the vibrant Sylvan Lake lakeshore. Whether you're a first-time buyer, downsizing, or looking for a cozy space for your family, this home checks all the boxes.

This bright and functional layout features 2 spacious bedrooms, 2 full bathrooms, and a versatile flex space—currently set up with a daybed, perfect for guests, an office, or a cozy reading nook. Enjoy the modern updates including newer flooring and countertops that bring style and ease to everyday living.

The inviting living room, complete with a charming gas fireplace, flows seamlessly into the quiet balcony—ideal for morning coffee or winding down in the evening. All furniture is negotiable, making it a turnkey opportunity for those wanting to move in stress-free.

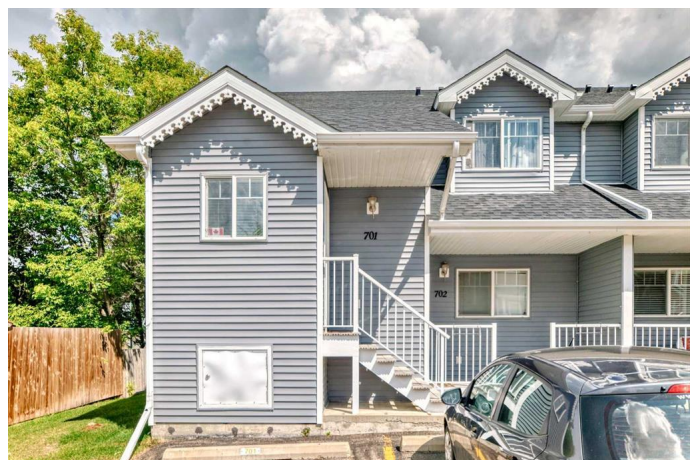
You™ll love being within walking distance to Sylvan Lake's stunning shoreline, boutique shopping, and delightful dining spots. This is low-maintenance living at its best in a quiet, friendly community that feels like home the moment you arrive.

Built in 2003

## Essential Information

MLS® # A2235888

Price \$239,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	701, 5220 50a Ave
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### **Amenities**

Amenities	Parking, Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Other

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	13
Zoning	R2

**Listing Details**

Listing Office	eXp Realty
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