

# \$250,000 - 502, 5220 50a Avenue, Sylvan Lake

MLS® #A2235957

**\$250,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

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.

Built in 1999

## Essential Information

MLS® #	A2235957
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active



## Community Information

Address	502, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Off Street

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Electric, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

## Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	10
Zoning	W-DC

## Listing Details

Listing Office	Real Broker
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