

**309, 4707 50 Street
Sylvan Lake, Alberta**

MLS # A2229775



\$299,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,041 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding
Foundation:	-
Features:	Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 590
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, 1 main door Key, 1 garage opener, Wine Fridge,

Discover the perfect blend of comfort and convenience with this stunning 2-bedroom 2 titled parking condo, ideally located within walking distance to downtown Sylvan Lake. Enjoy the vibrant atmosphere of lakeside restaurants, sandy beaches, and endless water activities just moments from your doorstep. This bright and spacious 3rd-floor unit an open-concept design, complete with a large living and dining area, and a stylish kitchen with a granite island and countertops. The two oversized bedrooms provide ample space, with the primary bedroom boasting a lovely ensuite with a relaxing soaker tub. Step out onto the patio to take in breathtaking views of the lake, adding a touch of tranquility to your everyday living. Additional highlights include in-suite laundry and 2 titled underground parking stalls. Condo Fees Include Heat, Water, Sewer, Garbage Removal. Leaving you Electricity and Cable/Internet. No Pets or short-term rentals allowed. (the photos are from similar unit - exercising tenant rights)