

**1206, 5220 50A Avenue  
Sylvan Lake, Alberta**

**MLS # A2167977**



**\$230,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Gazebo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	W-DC
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Welcome to Rainbow Park! A fantastic opportunity to invest in real estate with this condo style townhouse in Sylvan Lake. The home features 2 bedrooms, 2 bathrooms, a neat kitchen with plenty of cabinets, in-suite laundry, nice size living room featuring a corner gas fireplace plus patio door access to a deck. The master bedroom includes a walk-in closet and a 4 piece ensuite. Property is just a short walk to the beach! A variety of amenities are nearby, the marina, golf course and Lakeshore Drive restaurants and nightlife. VACANT UNIT - VERY Negotiable Possession date.