

**304, 4707 50 Street  
Sylvan Lake, Alberta**

**MLS # A2213168**



**\$289,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Fireplace(s), Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle, Flat

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 620

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** blinds

Beautiful 3rd floor 2 bedroom and 2 bathroom condo unit in the prestigious WATERMARK condo complex located near the downtown core in Sylvan Lake, AB. Spacious kitchen area with granite counter tops and island. In suite laundry room. In-floor heated throughout and a gas fireplace in the living room. Natural gas connection on the balcony for your BBQ or patio heater. Large primary bedroom with a 4pce ensuite. This unit also comes with 2 titled parking stalls in the heated underground parkade. Stroll down to Lakeshore Dr and take in the multiple shops, restaurants, bars and the beach. Sylvan Lake offers plenty of amenities and activities for all ages. No pets allowed in this complex.