

# \$230,000 - 1206, 5220 50a Avenue, Sylvan Lake

MLS® #A2167977

## \$230,000

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

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.



Built in 2003

## Essential Information

MLS® #	A2167977
Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	1206, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### **Amenities**

Amenities	Gazebo, Park, Snow Removal
Parking Spaces	2
Parking	Assigned, Parking Pad

### **Interior**

Interior Features	Storage
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	None

### **Additional Information**

Date Listed	September 23rd, 2024
Days on Market	193
Zoning	W-DC
HOA Fees	314
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
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