302, 5040 53 Street
Sylvan Lake, Alberta

MLS # A2190737
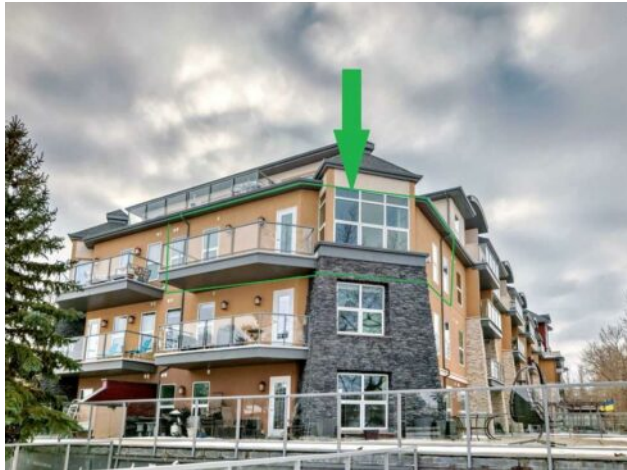
$374,900

Division:	Downtown
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	973 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	2	**Baths:**	2

Garage:	Owned, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, Exhaust Fan	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 663
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R3
Foundation:	-	**Utilities:**	-

Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows

Inclusions:	Fridge, Stove, Dishwasher, Micro-Hoodfan, Stacked washer/dryer, 1 Fob,

This fantastic 3rd-floor unit offers stunning views of both the golf course and the lake, making it a perfect place to relax and enjoy your surroundings. The unit features 2 spacious bedrooms and 2 full bathrooms, including a well-sized ensuite with both a tub and shower combo. The kitchen is beautifully designed with quartz countertops and natural maple cabinets, creating a warm, inviting atmosphere that flows into the open living space. Large windows in the living room allow for an abundance of natural light. Convenience is key with in-suite laundry and two designated parking stalls. Step out onto your balcony to enjoy breathtaking views of the lake or the lush golf course. The building boasts impressive amenities, including a car wash bay, extra storage, a sauna, hot tub, fitness center, gazebo, and an outdoor entertainment area. There's also a party room, theater room, and lounge for relaxation and socializing. This unit is ideally located just a short walk from restaurants, walking trails, the lake, the golf and country club, shopping, and the main marina. It truly is a rare find, especially with the end-unit location and its unparalleled views. A true gem in a prime location!