

# \$339,900 - 413, 5040 53 Street, Sylvan Lake

MLS® #A2191245

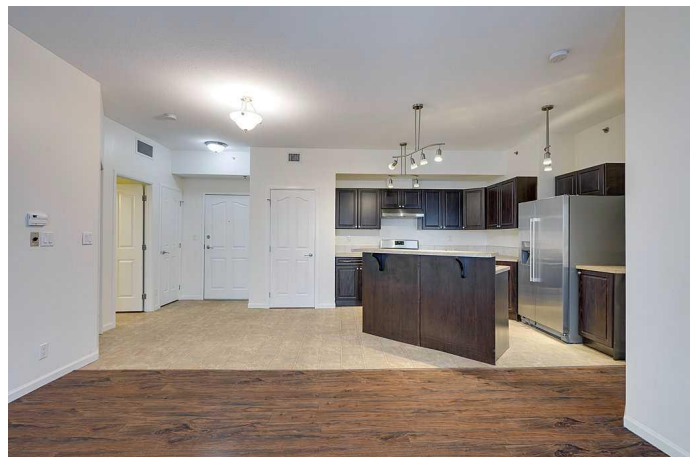
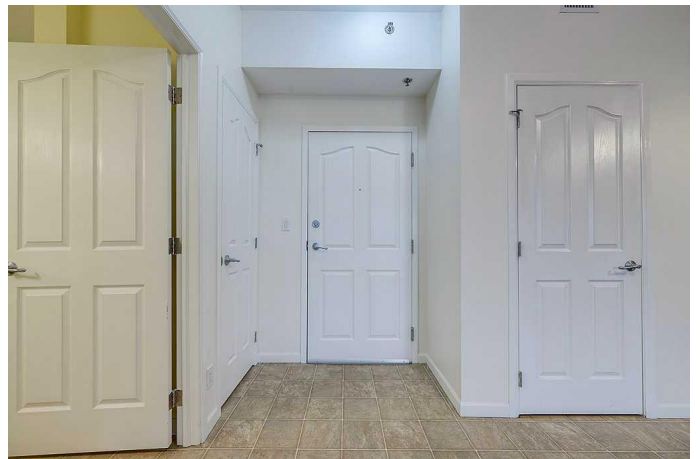
**\$339,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Located in the prestigious Fairway Estates, this top-floor apartment offers stunning views of Sylvan Lake. This openly designed 2-bedroom, 2-bathroom unit features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The kitchen boasts an island, stainless steel appliances, and flows seamlessly into the living room, where a cozy gas fireplace and garden doors lead to a private balcony with breathtaking lake views and a gas hookup for your barbecue. Additional conveniences include in-suite laundry, underground titled parking, a private storage unit, and access to a wash bay. Residents enjoy an array of premium amenities, including a theatre room, hot tub, exercise facility, and games room. Situated in a beautifully landscaped property with a gazebo and garden boxes, this property is just minutes from shopping, the lake, and scenic walking paths. Don't miss this rare opportunity to own a piece of Sylvan Lake's finest living! Condo Fees \$566/month No Pets



Built in 2005

## Essential Information

MLS® #	A2191245
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	413, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A1

### Amenities

Amenities	Visitor Parking, Car Wash, Elevator(s), Fitness Center, Gazebo, Picnic Area, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Stall, Titled, Covered

### Interior

Interior Features	Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Breakfast Bar, Granite Counters, Recreation Facilities, Sauna, Steam Room
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Microwave, Stove(s)
Heating	Geothermal, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

# of Stories            4

## Exterior

Exterior Features	Garden
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 4th, 2025
Days on Market	116
Zoning	W-DC

## Listing Details

Listing Office            Royal LePage Network Realty Corp.

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