

# \$245,000 - 1212, 5220 50a Avenue, Sylvan Lake

MLS® #A2240941

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Visit REALTOR® website for additional information. Welcome to this bright & beautifully updated single level, end-unit townhouse in

sought-after Rainbow Park, Sylvan Lake! Just a short stroll to the beach, shops, & restaurants, this gem offers the perfect blend of

convenience & comfort. With updated flooring & paint, step inside to a spacious, sun-filled open-concept layout. The living room features a corner gas fireplace & sliding doors to the deck with a gas line for BBQing—ideal for relaxing after a day by the lake, plus easy flow into the dining area for entertaining.

The stylish kitchen features a breakfast bar, new stainless appliances & a pantry. This home has 2 generous bedrooms & 2 full bathrooms, including a private 4-piece ensuite in the Primary suite. With low condo fees of just

\$328/month, don't miss the chance to enjoy low-maintenance living just blocks from the shoreline!

Built in 2005

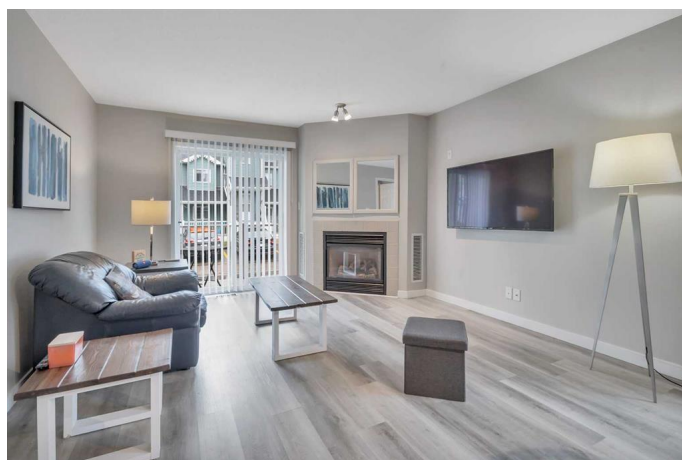
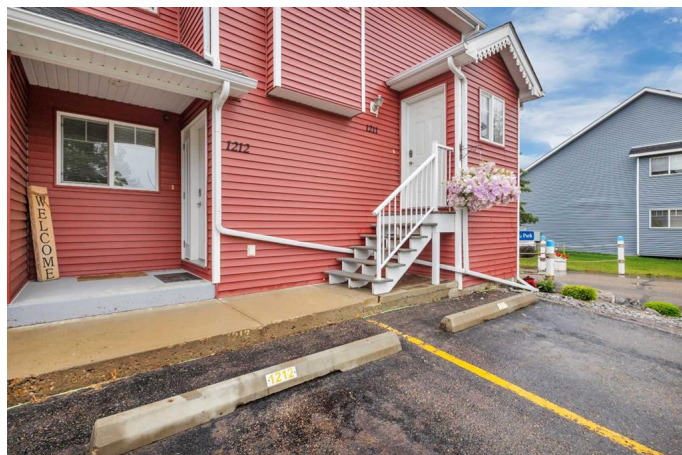
## Essential Information

MLS® # A2240941

Price \$245,000

Bedrooms 2

Bathrooms 2.00



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,052         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1212, 5220 50a Avenue |
| Subdivision | Downtown              |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E5               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Gazebo, Picnic Area, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Front Drive, Stall                   |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Crawl Space, Partial                                                                                 |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Rain Gutters |
| Lot Description   | Cul-De-Sac   |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle        |
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 97              |
| Zoning         | R3              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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