

\$372,500 - 302, 5040 53 Street, Sylvan Lake

MLS® #A2247257

\$372,500

2 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

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!

Built in 2007

Essential Information

MLS® #

A2247257



Price	\$372,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0A4

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Gazebo, Picnic Area, Sauna, Spa/Hot Tub, Storage
Parking Spaces	2
Parking	Owned, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	See Remarks
Heating	Exhaust Fan, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
-------------------	---------

Construction Stone, Stucco

Additional Information

Date Listed August 8th, 2025
Days on Market 83
Zoning R3

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.