

# \$357,900 - 416, 5040 53 Street, Sylvan Lake

MLS® #A2215627

**\$357,900**

2 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0.02 Acres

NONE, Sylvan Lake, Alberta

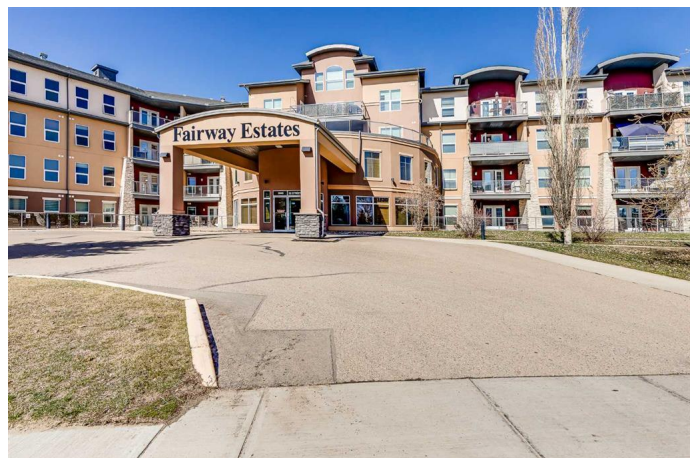
Top-Floor Living with Golf Course Views at  
FAIRWAYS ESTATES!

Step into tranquility with this spacious 4th-floor  
condo at Fairways Estates in Sylvan Lake!

This beautiful 2-bedroom, 2-bathroom unit  
offers over 1,000 sq ft of living space,  
complete with a private patio overlooking the  
18th hole of the Sylvan Lake Golf & Country  
Club—a true haven for golf lovers and nature  
enthusiasts alike. Enjoy the serenity of a  
top-floor unit with 10-ft ceilings, designed to  
maximize space and natural light. The  
well-appointed kitchen features newer  
appliances (including gas range), seamlessly  
flowing into the cozy living room, where a  
charming corner gas fireplace sets the perfect  
ambiance.

The expansive primary suite is a retreat in  
itself, boasting large windows, a walk-in closet,  
and a spa-like 4-piece ensuite. A second  
generously sized bedroom, a full guest  
bathroom, and a laundry room with ample  
storage complete this thoughtfully designed  
home. Recent updates include fresh paint as  
well as new flooring, toilets, and faucets  
(completed 3 years ago).

Fairways Estates isn't just about the  
condo—it's about the lifestyle! Take  
advantage of amazing amenities, including a  
gym, hot tub, steam room with change rooms,  
movie theatre, meeting room, and library/pool  
table area—perfect for gathering with friends.  
Your underground parking stall is conveniently  
located next to the car wash, and the unit



comes with an assigned storage locker for extra convenience. And the best part? You're just a 1.5-block walk to the marina and the picturesque beaches of Sylvan Lake. Whether you're looking for a weekend escape or a year-round residence....this is lake life at its finest. Don't miss this incredible opportunity"schedule your private showing today!

Built in 2007

### Essential Information

MLS® #	A2215627
Price	\$357,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	416, 5040 53 Street
Subdivision	NONE
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T1S 2K2

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Golf Course, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Visitor Parking, Gazebo, Laundry
Parking Spaces	1

Parking Heated Garage, Stall, Titled, Underground

## Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Hot Water, Geothermal, Heat Pump

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 4

## Exterior

Exterior Features Balcony

Lot Description Landscaped

Construction Brick, Stucco, Wood Siding

## Additional Information

Date Listed May 1st, 2025

Days on Market 4

Zoning W-DC

## Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.