

# \$239,900 - 701, 5220 50a Ave, Sylvan Lake

MLS® #A2235888

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to your next chapter in this beautifully maintained, move-in ready condo nestled in a peaceful and well-cared-for complex just a short stroll from the vibrant Sylvan Lake lakeshore. Whether you're a first-time buyer, downsizing, or looking for a cozy space for your family, this home checks all the boxes.

This bright and functional layout features 2 spacious bedrooms, 2 full bathrooms, and a versatile flex space—currently set up with a daybed, perfect for guests, an office, or a cozy reading nook. Enjoy the modern updates including newer flooring and countertops that bring style and ease to everyday living.

The inviting living room, complete with a charming gas fireplace, flows seamlessly into the quiet balcony—ideal for morning coffee or winding down in the evening. All furniture is negotiable, making it a turnkey opportunity for those wanting to move in stress-free.

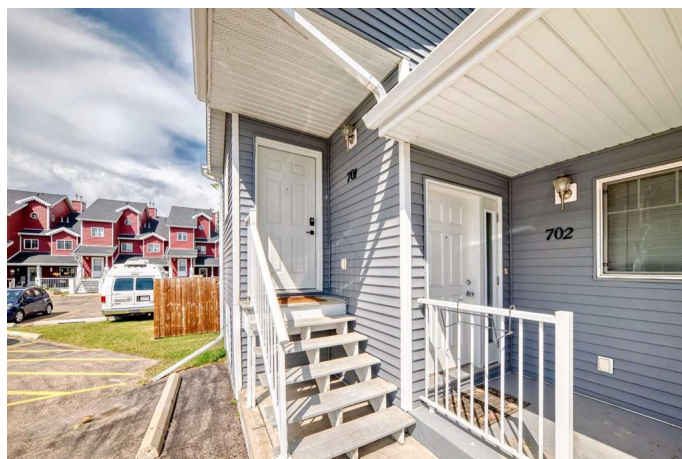
You™ll love being within walking distance to Sylvan Lake's stunning shoreline, boutique shopping, and delightful dining spots. This is low-maintenance living at its best in a quiet, friendly community that feels like home the moment you arrive.

Built in 2003

## Essential Information

MLS® # A2235888

Price \$239,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	701, 5220 50a Ave
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### Amenities

Amenities	Parking, Laundry
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Other

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	2
Zoning	R2

**Listing Details**

Listing Office	eXp 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.