

\$329,900 - 413, 5040 53 Street, Sylvan Lake

MLS® #A2254411

\$329,900

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.02 Acres

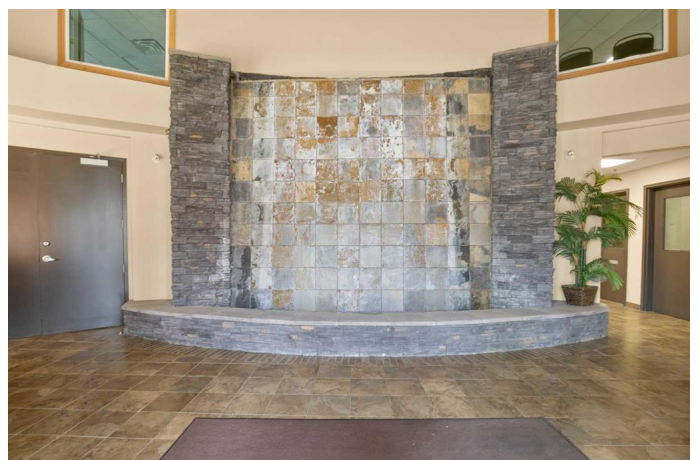
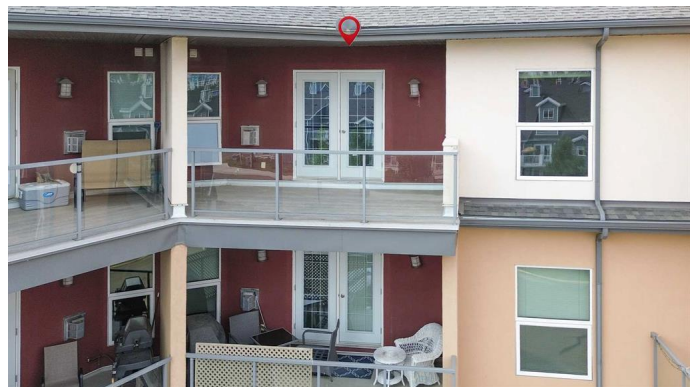
Downtown, Sylvan Lake, Alberta

TOP FLOOR CONDO WITH UNDERGROUND PARKING! You'll love this two bedroom, two bathroom unit on the top floor of the upscale Fairway Estates Building, with a great location to the lake. This unit has a view of the lake from the balcony. The unit has a lovely open floor plan with the eat-in kitchen and living room open to each other. The kitchen has extensive cabinet space, gas stove, and kitchen island. The living room has large windows and a fireplace for those cool evenings. The owner's suite is on one end of the unit and has a four piece ensuite. The secondary bedroom/office is at the other side of the unit, with another full bathroom. There's in suite laundry for ease of use. The balcony can fit your patio set and faces the lake. Enjoy parking your vehicle in the heated underground parking spot, which is easy to access. Enjoy the many amenities of this building, including fitness centre, hot tub, theatre room and games room. You're within walking distance to the coffee shops and amenities at the heartbeat of Sylvan Lake. Immediate possession is available.

Built in 2005

Essential Information

MLS® #	A2254411
Price	\$329,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.02
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Gazebo, Picnic Area, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Mixed, Stucco

Additional Information

Date Listed	September 4th, 2025
Days on Market	61
Zoning	RWV

Listing Details

Listing Office	Royal LePage Lifestyles 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.