# \$255,900 - #116, 5040 53 Street, Sylvan Lake

MLS® #A2254972

## \$255,900

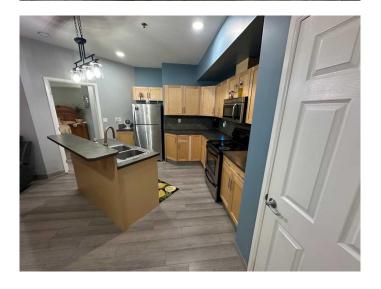
2 Bedroom, 2.00 Bathroom, 956 sqft Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Lake, Marina, and Golf Course Retreat! An Unbeatable Location Awaits! This is your opportunity to embrace the lifestyle you've always wanted in this stunning executive condo. Featuring an open-concept design, this 2-bedroom, 2-bath home comes with a heated underground parking stall. Just two blocks from the lake and marina, and backing onto Sylvan Lake Golf and Country Club, you'II find yourself within walking distance of vibrant pubs, restaurants, rooftop patios, and the bustling downtown area! The inviting main floor boasts a spacious living area with a beautiful kitchen perfect for culinary enthusiasts including an island / eating bar perfect for entertaining and a large pantry, The expansive master bedroom includes a luxurious ensuite and walk-in closet, while the second (smaller) bedroom offers versatility as a home office or guest room. Recent updates include stylish new vinyl plank flooring, fresh paint, modern toilets, and updated lighting throughout. This complex truly has it all, with amenities such as a storage unit, hot tub, sauna, theater room, party room, billiards and game room, gazebo, and even a car wash bay! Don't miss your chance to live in this exceptional property!







Built in 2007

#### **Essential Information**

MLS® #

A2254972

Price \$255,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 956

Acres 0.00

Year Built 2007

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

# **Community Information**

Address #116, 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, Gazebo, Sauna, Spa/Hot Tub

Parking Spaces 1

Parking Stall, Underground

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home,

No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Vinyl

Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

#### **Exterior**

Exterior Features Courtyard

Construction Stucco, Wood Frame

## **Additional Information**

Date Listed September 7th, 2025

Days on Market 56

Zoning W-DC

# **Listing Details**

Listing Office 2 Percent Realty Advantage

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.