

**207, 5040 53 Street
Sylvan Lake, Alberta****MLS # A2213784****\$349,900**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	W-DC
Foundation:	-	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: window A/C, Shelf in ensuite, shelf in laundry room

Welcome to Fairway Estates, one of Sylvan Lake's most sought-after condominiums! This stunning 2-bedroom, 2-bathroom condo offers breathtaking views of the Sylvan Lake Golf & Country Club from your spacious, covered second-floor balcony — perfect for enjoying your morning coffee or relaxing evenings. Inside, you'll find a bright and open floor plan featuring an updated kitchen with stylish cabinetry, ample cupboard space, a breakfast bar, and a cozy dining area. The inviting living room is centered around a charming corner gas fireplace and also provides access to the balcony for seamless indoor-outdoor living. The large primary bedroom is a true retreat with its own balcony access, a walk-in closet, and a luxurious ensuite that includes a deep soaker tub and separate water closet. A generously sized second bedroom and a full 3-piece main bathroom offer plenty of space for guests or family. Additional features include a linen/storage closet and an in-suite laundry room with space for a small deep freeze, second fridge, or extra shelving. This unit also comes with 2 TITLED UNDERGROUND PARKING SPACES as well as assigned storage. Fairway Estates is ideally located just a short stroll from the waterfront, restaurants, shops, walking paths, and more. The building is rich in amenities including a hot tub, steam room, exercise facility, library, pool table, banquet room, car wash and more — everything you need for a vibrant and convenient lifestyle. Don't miss your chance to enjoy carefree condo living with the best of Sylvan Lake right at your doorstep!