

**1601, 5220 50A Avenue  
Sylvan Lake, Alberta**

**MLS # A2219238**



**\$274,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** All appliances, bedroom sets upstairs, garage door opener and controller

Welcome to Rainbow Park &ndash; a beautifully updated townhouse nestled just steps from the lake in Sylvan Lake! This rare gem is one of only four units in the complex with an attached garage, offering both convenience and exclusivity. Featuring 3 bedrooms and 3 bathrooms, this move-in-ready home blends style, comfort, and a prime location. Enjoy walking distance to downtown shopping, golfing, and of course, the scenic lakefront. Inside, you'll find tasteful updates throughout &ndash; including wainscoting, fresh paint on trim, cupboards, living room and bathrooms, and new flooring on the second level. Thoughtful touches like wallpaper accents that bring in the lake-life charm, new cordless zebra blinds, updated lighting, and crown molding elevate the overall atmosphere. The kitchen shines with new hardware and modern finishes, and two of the bathrooms have been refreshed with new toilets. Whether you're looking for a full-time residence, vacation home, or a low-maintenance lifestyle, this townhouse offers it all. Simply turn the key, settle in, and start enjoying everything that Sylvan Lake living has to offer!