

**106, 5435 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2266659

\$210,000



Division:	Downtown	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	650 sq.ft.	Age: 1995 (31 yrs old)
Beds:	1	Baths: 1
Garage:	Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Jetted Tub		
Inclusions:	n/a		

Welcome Home to Easy Living at the Lake! 40+ adult living apartment. This beautifully kept 1 bedroom, 1 bath main floor condo offers the perfect blend of comfort, convenience, and lifestyle. Enjoy a bright, modern space that's completely move-in ready. Open concept living with sun filled living/dining area complete with fireplace and access to outside deck. Kitchen boasts stainless appliances and plenty of working space and cabinets. Bathroom features jetted tub and walk in shower. This building has a workshop, elevator, security door, underground parking and extra storage for all your lake-life essentials. Step outside and you're just moments from an 18-hole golf course, great dining, shopping, and a short walk to Sylvan Lake's beach and vibrant downtown. Whether you're looking to downsize, invest, or simplify, this property offers it all — peaceful living, unbeatable location, and incredible value.