

**103, 4707 50 Street
Sylvan Lake, Alberta**

MLS # A2279057



\$279,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,064 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler, Central	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, None	Zoning:	DC-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Stone Counters, Storage		
Inclusions:	None		

Welcome to this bright and stylish 2-bedroom, 2-bath condo ideally located just steps from downtown beautiful Sylvan Lake. This open-concept apartment offers the perfect blend of comfort and convenience with a spacious layout designed for modern living. Recent upgrades include vinyl plank flooring, kitchen appliances, fireplace finishing and bathroom countertops/sinks! The kitchen is a true highlight, featuring a large island with granite countertops, newer stainless steel appliances, built-in wine cooler, and plenty of space for cooking or entertaining. The open living and dining area is filled with natural light, creating a warm and inviting atmosphere complete with newer flooring and cozy gas fireplace. The primary suite offers a relaxing retreat with a walk-in closet and a large corner soaker tub in the large ensuite bathroom. A second bedroom and full bathroom make it perfect for guests or a home office. In-suite laundry adds everyday convenience. Enjoy the best of both worlds—easy access to shopping, restaurants, and the lake, all from the comfort of your bright and beautiful condo. Heated underground parking and storage unit. No pets and no short term rentals in this building.