

**2102, 5220 50A Avenue  
Sylvan Lake, Alberta**

**MLS # A2279689**

**\$249,900**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Gazebo		

<b>Heating:</b>	Combination, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RWV
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Security system digital pad at front entry

Renovated ground-level end unit with a wheelchair-accessible front entry, ideally positioned on the outer buildings at the south end of the complex. This location 2 blocks from the beach offers a combination of privacy, ease of access, and excellent natural light. The home features a well-designed 2-bedroom, 2-full-bath layout with recent improvements throughout, including updated vinyl plank flooring, new countertops, and new stainless-steel appliances. Practical upgrades such as New windows in dining room and primary bedroom a new oversized hot water tank and new sump pump provide added confidence for buyers, while a beautiful refinished cabinetry and an aesthetic stone feature enhances the main living area with warmth and visual appeal. Extensive crawl space storage adds functionality. The primary bedroom includes a walk-in closet, and the second bedroom offers versatility for guests, workspace, or shared living. Outdoor enjoyment is offered from both a south-facing front deck and a north-facing newly painted patio door deck, allowing for sun exposure throughout the day. Conveniently located near the Farmer's Market, golf course, lakeshore shops, restaurants, beach access, and marina-area recreation, offering a walkable and lifestyle-oriented setting. Well suited for year-round living, a seasonal retreat, or potential rental use, subject to condo bylaws (minimum 90-day rental term). A thoughtfully updated, accessible home in a location that continues to attract interest.