

# \$144,500 - 1704, 5220 50a Avenue, Sylvan Lake

MLS® #A1041563

## \$144,500

1 Bedroom, 1.00 Bathroom, 737 sqft  
Residential on 0 Acres

Downtown, Sylvan Lake, Alberta

If you're looking for a lock and walk lifestyle or a summer retreat for the family, look no further than Rainbow Park Condos! This 1 bedroom plus den, townhouse unit is just 400M to the beautiful waters of Sylvan Lake, offering you the ideal location for summer fun at an affordable price. This open concept living space offers a functional U-shaped Kitchen with wood cabinets and plenty of storage for pots, pans, and cooking supplies. Whether your summer getaway or everyday home, this Kitchen will please the cook in the family. The Living Room is spacious and bright, has a corner gas fireplace for cozying up on cold winter nights. Step outside your patio doors, which let in tons of natural light, to your covered deck, where you can fire up the grill. The Master Bedroom features a generous closet and large window making the room bright and airy. Are you working from home? This unit has you covered with a spacious den featuring double doors that can be closed for privacy, a full Bath, and a Laundry Room complete the unit. Location is key and this complex offers one of the best in Sylvan Lake! Steps from all amenities, you can leave the car at home and walk to your destinations. Necessities like banking, pharmacy, and medical are within 1.3KM, while attractions like the Golf & Country Club, restaurants, the beach/marina, and local shops are all steps away. Enjoy the carefree lifestyle that comes with condo living, as all exterior maintenance is provided. You will no longer have to mow



the yard or shovel snow! Make the move to Rainbow Park Condos and start enjoying the lake lifestyle.

Built in 2002

### **Essential Information**

MLS® #	A1041563
Price	\$144,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	737
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Status	Active

### **Community Information**

Address	1704, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### **Amenities**

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Driveway, Off Street

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Basement	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas

### **Exterior**

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape, Standard Shaped Lot, Street Lighting, Paved
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 14th, 2020
Days on Market	41
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
----------------	--

MLS listings provided by Pillar 9&trade;. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.