

# \$339,900 - 413, 5040 53 Street, Sylvan Lake

MLS® #A2191245

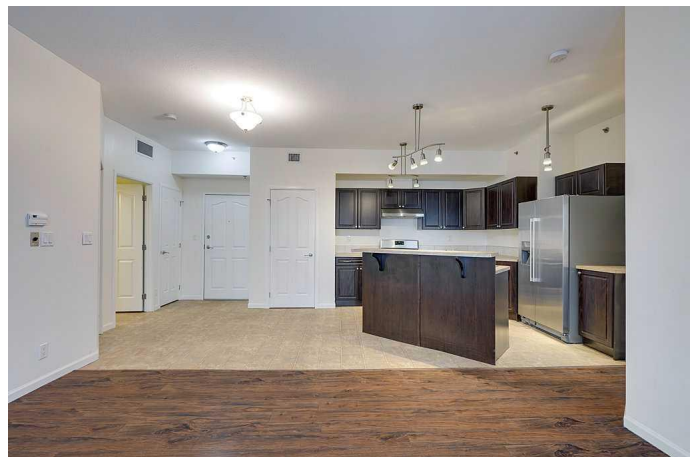
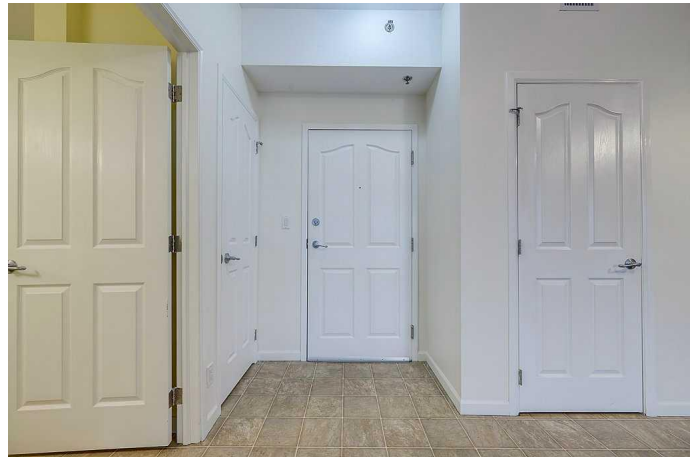
**\$339,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Located in the prestigious Fairway Estates, this top-floor apartment offers stunning views of Sylvan Lake. This openly designed 2-bedroom, 2-bathroom unit features a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The kitchen boasts an island, stainless steel appliances, and flows seamlessly into the living room, where a cozy gas fireplace and garden doors lead to a private balcony with breathtaking lake views and a gas hookup for your barbecue. Additional conveniences include in-suite laundry, underground titled parking, a private storage unit, and access to a wash bay. Residents enjoy an array of premium amenities, including a theatre room, hot tub, exercise facility, and games room. Situated in a beautifully landscaped property with a gazebo and garden boxes, this property is just minutes from shopping, the lake, and scenic walking paths. Don't miss this rare opportunity to own a piece of Sylvan Lake's finest living! Condo Fees \$566/month No Pets



Built in 2005

## Essential Information

MLS® #	A2191245
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	413, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A1

### Amenities

Amenities	Elevator(s), Fitness Center, Picnic Area, Spa/Hot Tub, Car Wash, Gazebo, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Covered, Stall, Titled

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Pantry, Recreation Facilities, Sauna, Steam Room, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave, Stove(s), Window Coverings
Heating	Geothermal, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, Stone

# of Stories            4

## Exterior

Exterior Features    Garden  
Roof                    Asphalt Shingle  
Construction        Mixed, Stucco  
Foundation          Poured Concrete

## Additional Information

Date Listed           February 4th, 2025  
Days on Market      86  
Zoning                W-DC

## Listing Details

Listing Office        Royal LePage Network Realty Corp.

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