

# \$349,900 - 207, 5040 53 Street, Sylvan Lake

MLS® #A2213784

**\$349,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to Fairway Estates, one of Sylvan Lake's most sought-after condominiums! This stunning 2-bedroom, 2-bathroom condo offers breathtaking views of the Sylvan Lake Golf & Country Club from your spacious, covered second-floor balcony – perfect for enjoying your morning coffee or relaxing evenings. Inside, you'll find a bright and open floor plan featuring an updated kitchen with stylish cabinetry, ample cupboard space, a breakfast bar, and a cozy dining area. The inviting living room is centered around a charming corner gas fireplace and also provides access to the balcony for seamless indoor-outdoor living. The large primary bedroom is a true retreat with its own balcony access, a walk-in closet, and a luxurious ensuite that includes a deep soaker tub and separate water closet. A generously sized second bedroom and a full 3-piece main bathroom offer plenty of space for guests or family. Additional features include a linen/storage closet and an in-suite laundry room with space for a small deep freeze, second fridge, or extra shelving. This unit also comes with 2 TITLED UNDERGROUND PARKING SPACES as well as assigned storage. Fairway Estates is ideally located just a short stroll from the waterfront, restaurants, shops, walking paths, and more. The building is rich in amenities including a hot tub, steam room, exercise facility, library, pool table, banquet room, car wash and more – everything you need for a vibrant and



convenient lifestyle. Don't miss your chance to enjoy carefree condo living with the best of Sylvan Lake right at your doorstep!

Built in 2006

### Essential Information

MLS® #	A2213784
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A1

### Amenities

Amenities	Golf Course, Recreation Facilities, Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	No Smoking Home, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating	Boiler
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

## Additional Information

Date Listed	May 1st, 2025
Days on Market	113
Zoning	W-DC

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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