

# \$259,900 - 605, 5220 50a Avenue, Sylvan Lake

MLS® #A2239355

**\$259,900**

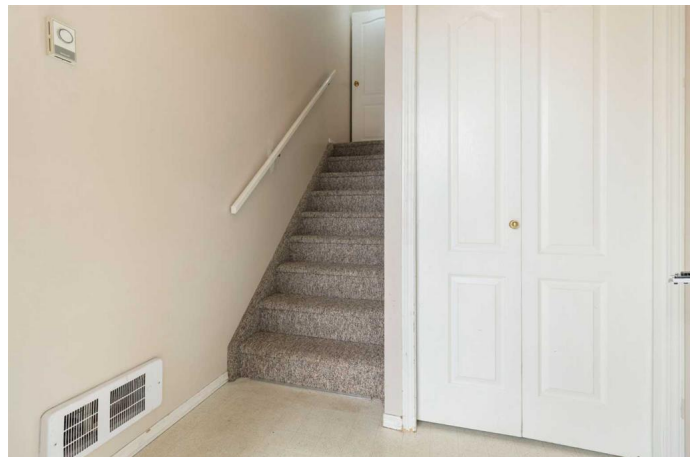
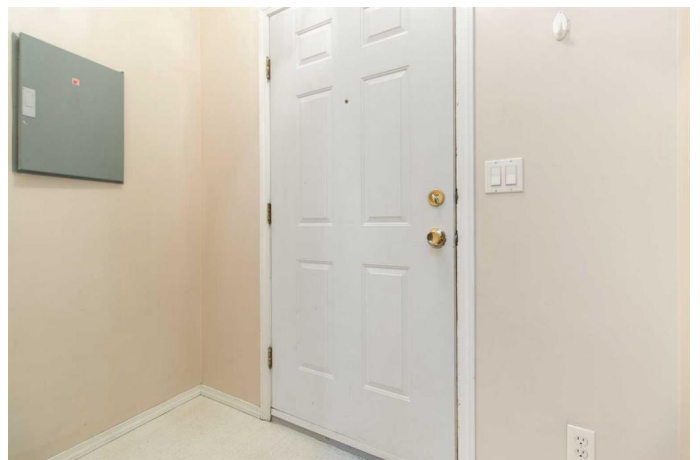
3 Bedroom, 2.00 Bathroom, 1,269 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

Welcome to this bright & sunny townhome in Rainbow Park just steps away from the lake & golf course! The 1,268 sqft 2 storey, 3 bedroom, 2 bathroom home has a unique & spacious layout that includes a unique "peek-a-boo" view of the lake in the loft upstairs that hosts the master suite. As you're guided up the stairs from the entryway you'll enter into the kitchen & living room area. The kitchen has lots of counter space thanks to the island in the center. The cupboards are adorned in a charming honey oak colour & provide storage from top to bottom. As you make your way into the living room you'll experience the large vaulted ceiling creating a spacious feel. You can cozy up next to the gas fireplace & enjoy the bright view coming in from the patio door that exits onto the North facing deck that includes a natural gas hookup for a BBQ. On the main floor you'll find 2 spacious bedrooms, the laundry room, and a 4pc bathroom that doubles as an ensuite for the primary bedroom with its Jack & Jill style entry.

Making your way upstairs is the loft which hosts a large third bedroom, 2 closets, & a spacious ensuite! This ensuite has a large tub & plenty of counter space that includes an opening for a chair to create a convenient vanity for hair & makeup. This unit has a great location placed



on the border  
of the park with lots of visitor parking!  
Immediate possession is available!

Built in 1999

### **Essential Information**

MLS® #	A2239355
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	605, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, No Animal Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 12th, 2025
Days on Market	1
Zoning	RWV

### Listing Details

Listing Office	RE/MAX Complete Realty
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