

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

MLS® #A2191245

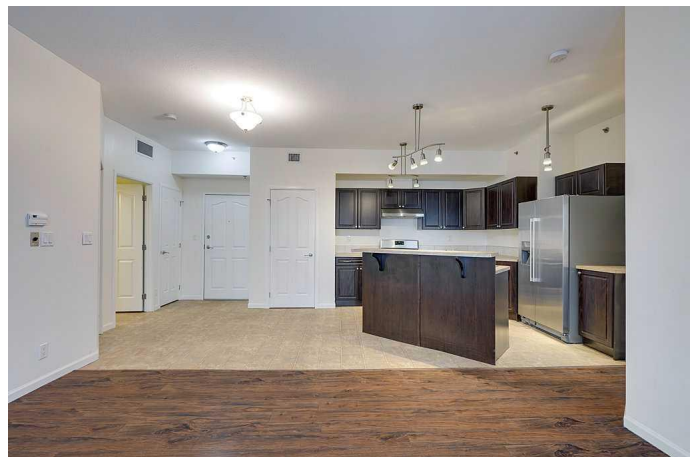
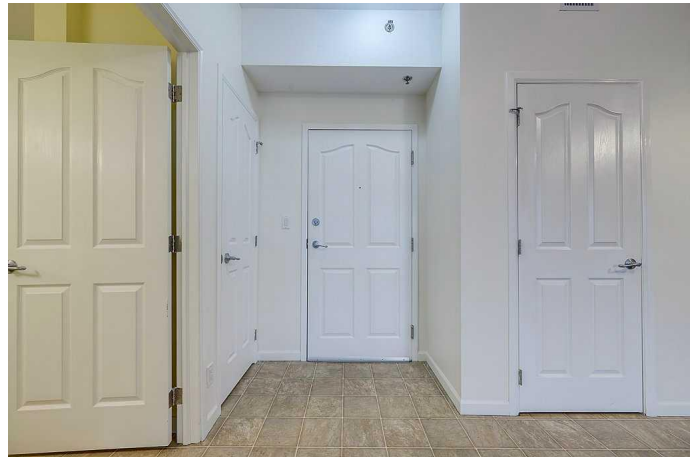
**\$339,900**

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      89  
Zoning                W-DC

## Listing Details

Listing Office        Royal LePage Network Realty Corp.

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