

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

MLS® #A2239355

**\$259,900**

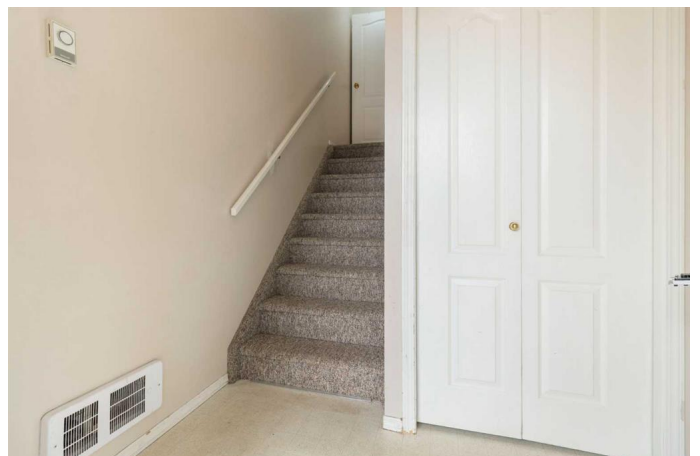
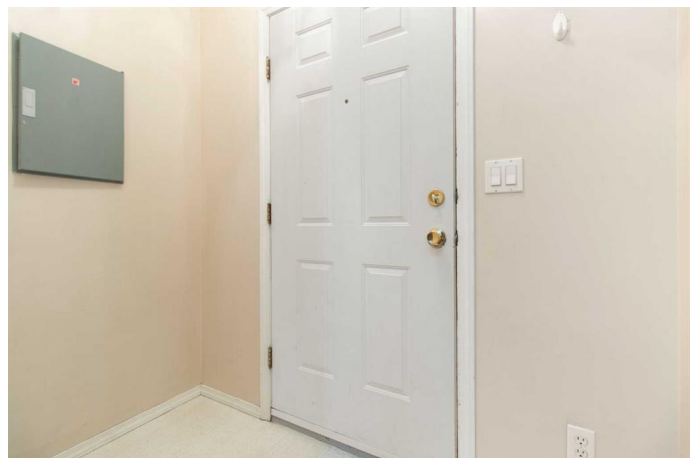
3 Bedroom, 2.00 Bathroom, 1,269 sqft

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 | 63              |
| Zoning         | RWV             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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