

# \$284,900 - 1601, 5220 50a Avenue, Sylvan Lake

MLS® #A2219238

**\$284,900**

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to Rainbow Park â€” a beautifully updated townhouse nestled just steps from the lake in Sylvan Lake! This rare gem is one of only four units in the complex with an attached garage, offering both convenience and exclusivity. Featuring 3 bedrooms and 3 bathrooms, this move-in-ready home blends style, comfort, and a prime location. Enjoy walking distance to downtown shopping, golfing, and of course, the scenic lakefront. Inside, you'll find tasteful updates throughout â€” including wainscoting, fresh paint on trim, cupboards, living room and bathrooms, and new flooring on the second level. Thoughtful touches like wallpaper accents that bring in the lake-life charm, new cordless zebra blinds, updated lighting, and crown molding elevate the overall atmosphere. The kitchen shines with new hardware and modern finishes, and two of the bathrooms have been refreshed with new toilets. Whether you're looking for a full-time residence, vacation home, or a low-maintenance lifestyle, this townhouse offers it all. Simply turn the key, settle in, and start enjoying everything that Sylvan Lake living has to offer!

Built in 2001

## Essential Information

MLS® # A2219238

Price \$284,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,294         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1601, 5220 50a Avenue |
| Subdivision | Downtown              |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E5               |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Secured Parking |
| Parking Spaces | 2                        |
| Parking        | Single Garage Attached   |
| # of Garages   | 1                        |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows           |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Basement          | None                                                                        |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | See Remarks                        |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R3            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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