

# \$238,000 - 2106, 5220 50a Avenue, Sylvan Lake

MLS® #A2242443

**\$238,000**

2 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.04 Acres

Downtown, Sylvan Lake, Alberta

Immaculate and Move-In Ready! This beautifully updated 2-bedroom, 2-bathroom townhouse offers modern comfort and thoughtful design throughout— all just a short walk to the lake and vibrant downtown restaurants. Step into a spacious entryway with a large, deep front closet and immediately feel at home. The open-concept layout features brand-new flooring, fresh neutral paint, and stylish new window coverings. Enjoy cooking in the well-appointed kitchen with ample cabinetry, updated appliances, a breakfast bar, and generous storage.

The bright living area leads to two outdoor spaces—an east-facing front deck perfect for morning coffee, and a west-facing back deck overlooking a green space, complete with gas BBQ hookup for evening entertaining. The primary suite includes a large walk-in closet and a 4-piece ensuite, while the second bedroom and full bath are ideal for guests or a home office. Additional upgrades include a new washer/dryer, faucets, and hot water tank. This home is also being sold furnished, offering incredible value. A massive crawl space provides exceptional storage. Pride of ownership shines in this move-in-ready gem which is a short walk to the lake and the downtown restaurants.

Built in 2003

## Essential Information



MLS® #	A2242443
Price	\$238,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	2106, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### Amenities

Amenities	Visitor Parking, Community Gardens, Parking, Picnic Area, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	See Remarks

**Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	RWV
HOA Fees	356
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Century 21 Maximum
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