

# \$260,000 - 1501, 5220 50a Avenue, Sylvan Lake

MLS® #A2252936

## \$260,000

3 Bedroom, 2.00 Bathroom, 1,536 sqft  
Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

This end-unit townhouse puts you right in the heart of Sylvan Lake, just steps from the water. Picture morning walks along the beach, evenings at the marina, or golfing just one block away at Sylvan Lake Golf & Country Club—all from your doorstep in the highly sought-after Rainbow Park subdivision.

The open-concept main floor is filled with natural light. The living room features a cozy gas fireplace, while the spacious kitchen offers plenty of cabinetry, a central island with eating bar, and access to your west-facing deck—perfect for sunset BBQs with a natural gas hookup ready to go.

Upstairs, the loft-style primary suite is its own retreat, complete with a soaker tub and generous storage. With three bedrooms and two bathrooms in total, this home offers comfort and flexibility for year-round living or as your weekend escape.

Condo fees include exterior maintenance, snow removal, landscaping, and garbage removal—so you can spend more time soaking up everything lake life has to offer.

If you™ve been waiting for the perfect blend of location, comfort, and lifestyle—this is it.

Built in 2001

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2252936      |
| Price          | \$260,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,536         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1501, 5220 50a Avenue |
| Subdivision | Downtown              |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E5               |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 1                             |
| Parking        | Stall                         |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Central Vacuum, Jetted Tub |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                   |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Basement          | None                                                                                          |

### Exterior

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

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Brush                    |
| Roof            | Asphalt                  |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Wood                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 10                |
| Zoning         | R3                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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