

\$349,900 - 207, 5040 53 Street, Sylvan Lake

MLS® #A2213784

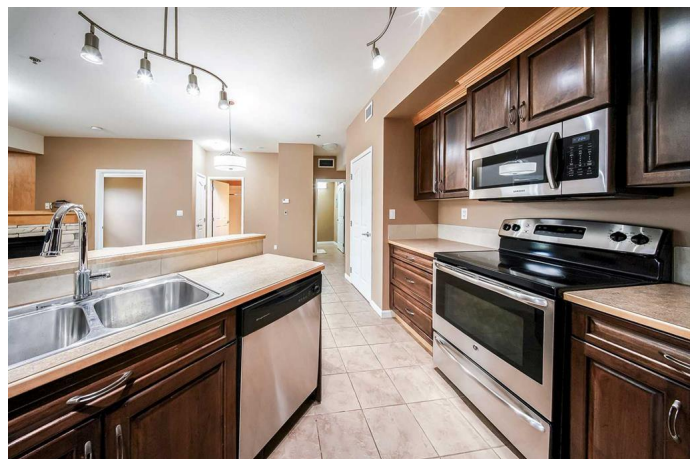
\$349,900

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to Fairway Estates, one of Sylvan Lake's most sought-after condominiums! This stunning 2-bedroom, 2-bathroom condo offers breathtaking views of the Sylvan Lake Golf & Country Club from your spacious, covered second-floor balcony – perfect for enjoying your morning coffee or relaxing evenings. Inside, you'll find a bright and open floor plan featuring an updated kitchen with stylish cabinetry, ample cupboard space, a breakfast bar, and a cozy dining area. The inviting living room is centered around a charming corner gas fireplace and also provides access to the balcony for seamless indoor-outdoor living. The large primary bedroom is a true retreat with its own balcony access, a walk-in closet, and a luxurious ensuite that includes a deep soaker tub and separate water closet. A generously sized second bedroom and a full 3-piece main bathroom offer plenty of space for guests or family. Additional features include a linen/storage closet and an in-suite laundry room with space for a small deep freeze, second fridge, or extra shelving. This unit also comes with 2 TITLED UNDERGROUND PARKING SPACES as well as assigned storage. Fairway Estates is ideally located just a short stroll from the waterfront, restaurants, shops, walking paths, and more. The building is rich in amenities including a hot tub, steam room, exercise facility, library, pool table, banquet room, car wash and more – everything you need for a vibrant and



convenient lifestyle. Don't miss your chance to enjoy carefree condo living with the best of Sylvan Lake right at your doorstep!

Built in 2006

Essential Information

MLS® #	A2213784
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	207, 5040 53 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A1

Amenities

Amenities	Colf Course, Recreation Facilities, Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	No Smoking Home, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating	Boiler
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

Additional Information

Date Listed	May 1st, 2025
Days on Market	145
Zoning	W-DC

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.