

# \$289,900 - 304, 4707 50 Street, Sylvan Lake

MLS® #A2213168

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Beautiful 3rd floor 2 bedroom and 2 bathroom condo unit in the prestigious WATERMARK condo complex located near the downtown core in Sylvan Lake, AB. Spacious kitchen area with granite counter tops and island. In suite laundry room. In-floor heated throughout and a gas fireplace in the living room. Natural gas connection on the balcony for your BBQ or patio heater. Large primary bedroom with a 4pce ensuite. This unit also comes with 2 titled parking stalls in the heated underground parkade. Stroll down to Lakeshore Dr and take in the multiple shops, restaurants, bars and the beach. Sylvan Lake offers plenty of amenities and activities for all ages. No pets allowed in this complex.

Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213168          |
| Price          | \$289,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,083             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304, 4707 50 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0G7             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Titled, Underground      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator |
| Heating           | In Floor, Fireplace(s), Natural Gas                                                          |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle, Insert                                                             |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle, Flat            |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | R3               |

### 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.