

# **\$365,000 - 103, 5015 52 Street, Sylvan Lake**

MLS® #A2219649

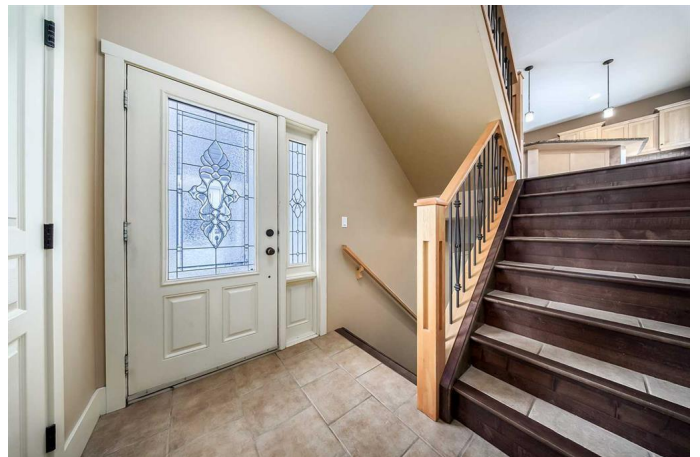
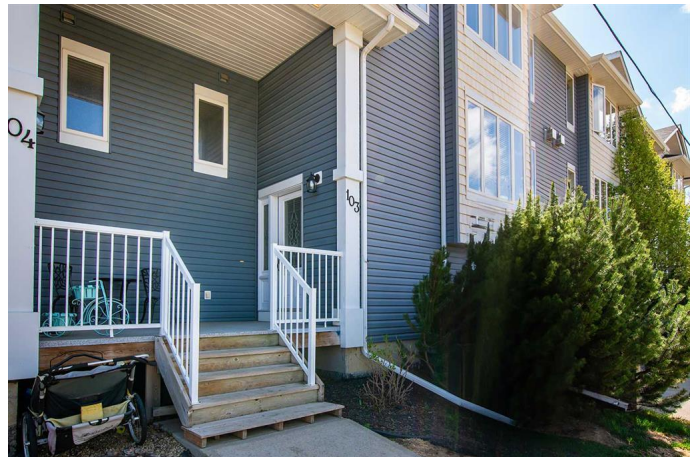
**\$365,000**

4 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Tucked just a short stroll to the shimmering waters of Sylvan Lake, this spacious, beautifully finished townhome invites you to embrace lifestyle of connection, comfort, and possibility. Whether you're seeking a full-time residence, a weekend escape, or an income-generating property to share with friends or renters, this home delivers on all fronts. Step inside and be welcomed by the GRAND ENTRY and SOARING CEILINGS, setting the tone for over 1,800 sqft of OPEN, AIRY LIVING SPACE designed for entertaining and relaxed lake life. The heart of the home features WARM MAPLE HARDWOOD FLOORS, a feature GAS FIREPLACE, and MASSIVE WINDOWS that bathe the space in natural light. Cook up memories in the stylish kitchen boasting SOFT-CLOSE MAPLE CABINETRY, GRANITE COUNTER TOPS, A RAISED EATING BAR ISLAND, CORNER PANTRY and SPACIOUS DINING AREA that flows to a PRIVATE BALCONY with a GAS LINE for BBQing - perfect for summer evenings or crisp winter cookouts. Upstairs, the grand landing leads to 3 GENEROUS BEDROOMS, including a luxurious primary suite behind French doors, complete with a 5-PIECE ENSUITE with a JACUZZI TUB. A second full 4 pce bathroom complete the upper level. Downstairs, you'll find a 4th BEDROOM with its own ENSUITE - ideal for guests, room-mates or a teenager haven. Not only does this home rival detached properties in



size, but it also exceeds expectations with a fully finished 14'5x26'5 FRONT ATTACHED GARAGE, INFLOOR HEATING in the basement, NEWER HOT WATER TANK, BRAND NEW STACKEABLE WASHER/DRYER. A/C is roughed in and merely needs the unit, there is also roughed in CENTRAL VAC. Need extra STORAGE? There is no shortage in this home. Whether you are dreaming of summers on the lake, cozy winter weekends, or a smart investment in a prime location, this home is a rare find with unmatched flexibility. Sylvan Lake offer four-season recreation, charming shops, cafes, and a lifestyle you feel from the moment you arrive.

Built in 2008

### Essential Information

MLS® #	A2219649
Price	\$365,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103, 5015 52 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta

Postal Code T4S 1E6

### Amenities

Amenities None  
Parking Spaces 2  
Parking Front Drive, Single Garage Attached, Tandem  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating In Floor, Forced Air, Natural Gas  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

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

### Additional Information

Date Listed May 9th, 2025  
Days on Market 3  
Zoning R2

### Listing Details

Listing Office CIR Realty

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