

# \$329,900 - 413, 5040 53 Street, Sylvan Lake

MLS® #A2254411

**\$329,900**

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.02 Acres

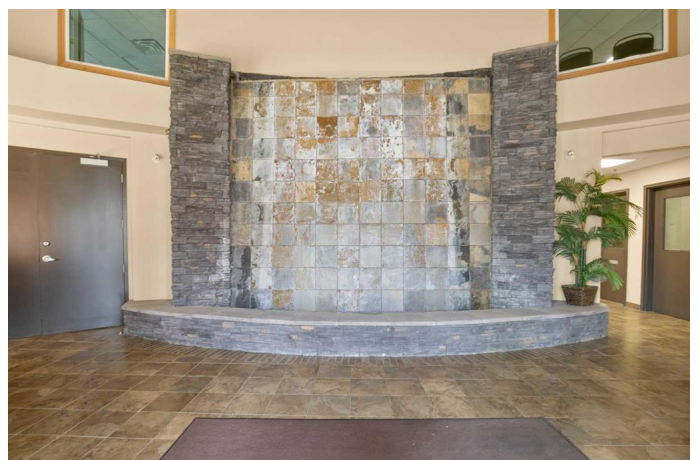
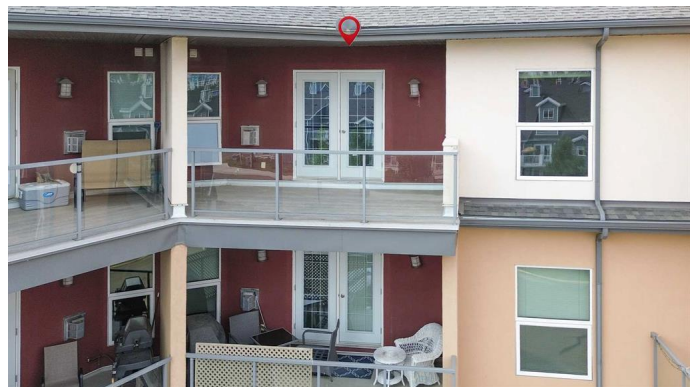
Downtown, Sylvan Lake, Alberta

TOP FLOOR CONDO WITH UNDERGROUND PARKING! You'll love this two bedroom, two bathroom unit on the top floor of the upscale Fairway Estates Building, with a great location to the lake. This unit has a view of the lake from the balcony. The unit has a lovely open floor plan with the eat-in kitchen and living room open to each other. The kitchen has extensive cabinet space, gas stove, and kitchen island. The living room has large windows and a fireplace for those cool evenings. The owner's suite is on one end of the unit and has a four piece ensuite. The secondary bedroom/office is at the other side of the unit, with another full bathroom. There's in suite laundry for ease of use. The balcony can fit your patio set and faces the lake. Enjoy parking your vehicle in the heated underground parking spot, which is easy to access. Enjoy the many amenities of this building, including fitness centre, hot tub, theatre room and games room. You're within walking distance to the coffee shops and amenities at the heartbeat of Sylvan Lake. Immediate possession is available.

Built in 2005

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2254411  |
| Price    | \$329,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 938               |
| Acres          | 0.02              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 413, 5040 53 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0A1             |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Gazebo, Picnic Area, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                                     |
| Parking        | Underground                                                                                                                                           |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer                                                          |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Construction      | Mixed, Stucco |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 63                  |
| Zoning         | RWV                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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