

# \$329,900 - 308, 5040 53 Street, Sylvan Lake

MLS® #A2249677

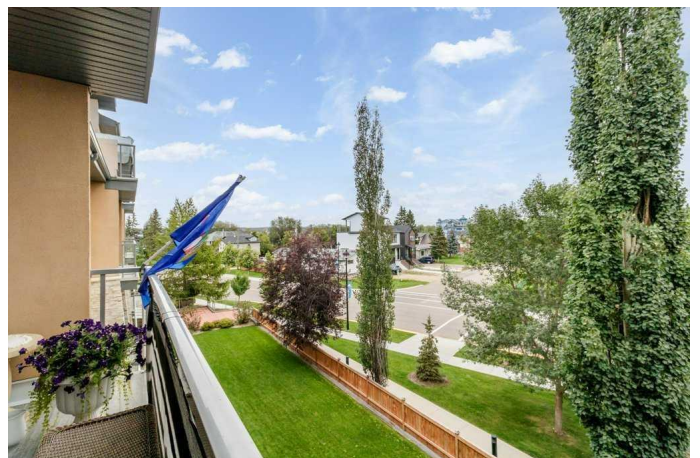
**\$329,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Located in the small town of Sylvan Lake, only a 15-minute drive to Red Deer, this beautiful 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and resort-style amenities. Step inside the spacious open-concept layout, featuring engineered hardwood floors and plenty of natural light. The kitchen is a true highlight with a gas stove, convection oven, pantry, large sink, and a newer fridge—perfect for cooking and entertaining. The primary suite is complete with a walk-in closet and an ensuite, while the second bedroom and full bath are ideal for guests or a home office. A large in-suite storage and laundry room add to the practical design. Enjoy your morning coffee or evening BBQ on the covered balcony, equipped with a gas hook-up. The Sylvan Lake Golf & Country Club backs directly onto the complex, giving you endless opportunities to hit the course. Fairway Estates offers an incredible range of building amenities, including a gym, hot tub, steam room, party room, TV lounge, library, movie theatre, and car wash. The geothermal heating system and solar panels ensure energy efficiency and eco-friendly living. This unit includes one titled underground parking stall, with plenty of visitor parking available for friends and family. Perfectly located just one block from the lake, marina, and vibrant Lakeshore Drive with its shops and restaurants, this home offers low-maintenance living in one of Alberta's most desirable lake communities.



Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249677          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 942               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308, 5040 53 Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0A1             |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Fitness Center, Laundry, Recreation Facilities |
| Parking Spaces | 1                                              |
| Parking        | Titled, Underground                            |
| # of Garages   | 1                                              |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                  |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Geothermal                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas, Living Room                                                                |

# of Stories                4

## **Exterior**

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Stone, Stucco, Wood Frame

## **Additional Information**

Date Listed            August 21st, 2025  
Days on Market       21  
Zoning                 RWV

## **Listing Details**

Listing Office         Royal LePage Network Realty Corp.

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