

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

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| 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 | 106 |
| Zoning | W-DC |

Listing Details

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

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