

# \$274,900 - 1601, 5220 50a Avenue, Sylvan Lake

MLS® #A2219238

**\$274,900**

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to Rainbow Park â€” a beautifully updated townhouse nestled just steps from the lake in Sylvan Lake! This rare gem is one of only four units in the complex with an attached garage, offering both convenience and exclusivity. Featuring 3 bedrooms and 3 bathrooms, this move-in-ready home blends style, comfort, and a prime location. Enjoy walking distance to downtown shopping, golfing, and of course, the scenic lakefront. Inside, you'll find tasteful updates throughout â€” including wainscoting, fresh paint on trim, cupboards, living room and bathrooms, and new flooring on the second level. Thoughtful touches like wallpaper accents that bring in the lake-life charm, new cordless zebra blinds, updated lighting, and crown molding elevate the overall atmosphere. The kitchen shines with new hardware and modern finishes, and two of the bathrooms have been refreshed with new toilets. Whether you're looking for a full-time residence, vacation home, or a low-maintenance lifestyle, this townhouse offers it all. Simply turn the key, settle in, and start enjoying everything that Sylvan Lake living has to offer!

Built in 2001

## Essential Information

MLS® # A2219238

Price \$274,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1601, 5220 50a Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E5

### Amenities

Amenities	Parking, Secured Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	40
Zoning	R3

### **Listing Details**

Listing Office	CIR Realty
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