

# \$357,900 - 416, 5040 53 Street, Sylvan Lake

MLS® #A2215627

**\$357,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.02 Acres

NONE, Sylvan Lake, Alberta

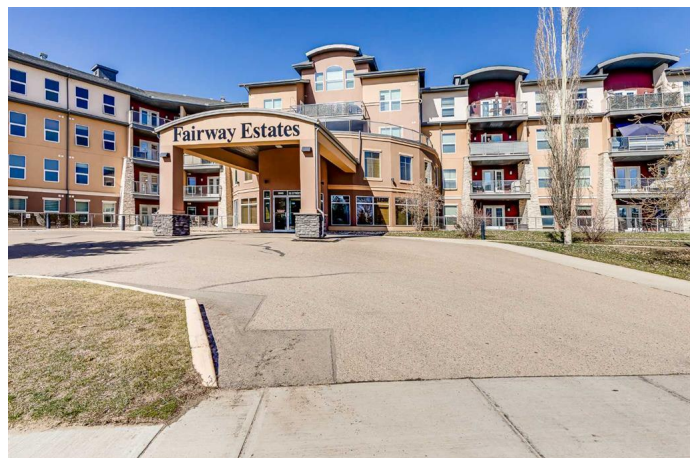
Top-Floor Living with Golf Course Views at FAIRWAYS ESTATES!

Step into tranquility with this spacious 4th-floor condo at Fairways Estates in Sylvan Lake!

This beautiful 2-bedroom, 2-bathroom unit offers over 1,000 sq ft of living space, complete with a private patio overlooking the 18th hole of the Sylvan Lake Golf & Country Club—a true haven for golf lovers and nature enthusiasts alike. Enjoy the serenity of a top-floor unit with 10-ft ceilings, designed to maximize space and natural light. The well-appointed kitchen features newer appliances (including gas range), seamlessly flowing into the cozy living room, where a charming corner gas fireplace sets the perfect ambiance.

The expansive primary suite is a retreat in itself, boasting large windows, a walk-in closet, and a spa-like 4-piece ensuite. A second generously sized bedroom, a full guest bathroom, and a laundry room with ample storage complete this thoughtfully designed home. Recent updates include fresh paint as well as new flooring, toilets, and faucets (completed 3 years ago).

Fairways Estates isn't just about the condo—it's about the lifestyle! Take advantage of amazing amenities, including a gym, hot tub, steam room with change rooms, movie theatre, meeting room, and library/pool table area—perfect for gathering with friends. Your underground parking stall is conveniently located next to the car wash, and the unit



comes with an assigned storage locker for extra convenience. And the best part? Youâ€™re just a 1.5-block walk to the marina and the picturesque beaches of Sylvan Lake. Whether youâ€™re looking for a weekend escape or a year-round residence....this is lake life at its finest. Donâ€™t miss this incredible opportunityâ€”schedule your private showing today!

Built in 2007

### Essential Information

MLS® #	A2215627
Price	\$357,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	416, 5040 53 Street
Subdivision	NONE
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T1S 2K2

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Golf Course, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Visitor Parking, Gazebo, Laundry
Parking Spaces	1

Parking	Heated Garage, Stall, Titled, Underground
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## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Hot Water, Geothermal, Heat Pump
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Construction	Brick, Stucco, Wood Siding

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	W-DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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