

# \$274,900 - 402, 5100 Lakeshore Drive, Sylvan Lake

MLS® #A2233856

**\$274,900**

1 Bedroom, 1.00 Bathroom, 717 sqft

Residential on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Discover elevated lakeside living in this beautifully maintained 4th-floor condo in the coveted Chateau Suites building, right on the shores of Sylvan Lake. This 1-bedroom, 1-bathroom home combines style, comfort, and unbeatable views – with a private covered balcony that offers the perfect perch to enjoy stunning sunrises over the water. Inside, you’ll find an open-concept layout with warm wood tones, a gas fireplace, and large windows that bring in an abundance of natural light. The kitchen features upgraded appliances, a peninsula with seating, and ample cabinetry. The generously sized bedroom connects directly to the full bathroom, and convenient in-suite laundry is also included.

This unit is being sold fully furnished, making it a true turn-key opportunity. Whether you plan to move in, rent it out, or escape to the lake on weekends – just bring your suitcase and settle in!

Titled heated underground parking and a secure storage locker are included. Monthly condo fees cover ALL utilities, cable, and internet, giving you stress-free ownership. The Chateau Suites building offers unbeatable walkability to the beach, trails, downtown shops, cafes, and the vibrant lakeside atmosphere Sylvan Lake is known for.

Built in 2003

## Essential Information



MLS® #	A2233856
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	717
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	402, 5100 Lakeshore Drive
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L7

### **Amenities**

Amenities	Beach Access, Elevator(s), Fitness Center, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Assigned, Underground

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	5

### **Exterior**

Exterior Features	Barbecue, Storage
Roof	Metal

Construction	Concrete, Metal Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	6
Zoning	L-DC
HOA Fees	796
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Greater Property Group
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