



**GRASSROOTS**  
REALTY GROUP

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302, 97 Station Drive  
Sylvan Lake, Alberta

MLS # A2290829



**\$341,720**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sixty West                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 844 sq.ft.                         | Age:   | 2027 (-1 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                            |            |        |
|-------------|------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Boiler, Central                                 | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                        | Sewer:     | -      |
| Roof:       | -                                                          | Condo Fee: | \$ 263 |
| Basement:   | -                                                          | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Metal Frame, Mixed, Wood Frame | Zoning:    | R3     |
| Foundation: | -                                                          | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan                             |            |        |

Inclusions: n/a

"To be Built/Pre-Construction" Be part of something new at Eagleview. This condo will have all the modern features and finishes you would expect in a premium built adult orientated condo. 3rd floor south facing unit. 9ft ceilings. This unit will offer 2 bedrooms, 2 bathroom, modern, efficient living in a thoughtfully planned community. 6 x 32ft covered deck. The open kitchen flows effortlessly into the dining and living areas, creating a bright and welcoming space. Step outside onto your private deck with additional storage, appreciate first-floor indoor parking, also on first level you will find a resident gathering room, exercise room and workshop. Outside will boast a community garden, more parking and dog run. There is still time to pick interior selections for finishes, paint colors, etc. Concrete core floor with steel beam construction make for a very quiet building which enables it to be pet friendly. There will even be a heated dog wash in the parkade. Pictures are for representation purposes of what the finishings options are like. Taxes are TBD.