



GRASSROOTS
REALTY GROUP

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**83 Lakeway Boulevard
Sylvan Lake, Alberta**

MLS # A2327646



\$295,555

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: n/a

No Condo Fees – Great Opportunity in Sylvan Lake! Welcome to 83 Lakeway Boulevard, located in the family-oriented community of Lakeway Landing. This beautifully maintained townhouse offers an incredible turn-key opportunity, with a full furniture package available for negotiation including the living room leather couch and loveseat, TV and stand, and multiple bed sets (bunkbeds, double, and queen with mattresses). The main floor offers a bright, open layout with large windows, a neutral palette, and lots of natural light. The massive kitchen features plenty of cabinetry, a pantry, an eating bar, and a comfortable dining space. Upstairs, you’ll find three spacious bedrooms and a full 4-piece bathroom. The primary bedroom includes a walk-in closet and plenty of room for a king-sized bed. The backyard is fully fenced with a raised deck perfect for summer evenings, along with off-alley parking pad space for two vehicles. The basement is unfinished and ready for your custom development. And the roof was replaced approximately 8 months ago. Excellent value with zero monthly condo fees!