



GRASSROOTS
REALTY GROUP

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209, 100 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2328492



\$274,500

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Pie Shaped Lot		

Heating: Baseboard, Boiler, Fireplace(s)

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Soaking Tub, Track Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 562

LLD: -

Zoning: R3

Utilities: -

Inclusions: blinds

Visit REALTOR® website for additional information. Welcome to this bright and spacious second-floor condo in a friendly, well-managed building on the edge of Sylvan Lake with great views. With two bedrooms, a den, two full bathrooms, underground and outdoor parking, and a comfortable layout that provides plenty of room for privacy, this home offers an appealing combination of convenience, space, and low-maintenance living. The main living area feels fresh and inviting, with new flooring and updated paint creating a clean, cohesive look throughout. The kitchen features warm wood cabinetry, stainless steel appliances, Decora Stone counters, a recently replaced dishwasher, and a raised breakfast bar that provides a natural place for casual meals or conversation. The adjoining dining area offers room for a full table, while the living room is filled with natural light and anchored by a corner gas fireplace. A screen door leads to the balcony, where a natural gas line makes summer barbecuing easy. The primary bedroom includes a walk-in closet and its own four-piece ensuite, while the second bedroom is positioned near another four-piece bathroom. The separate den adds valuable flexibility as a home office, reading room, hobby space, or occasional guest area. Additional conveniences include underground parking stall 209 with a secure storage cage, outdoor parking stall 16, and generous visitor parking. Residents also have access to the building's exercise room. The building is known for its friendly atmosphere, attentive management, and healthy financial position. Condo fees are \$562 per month which include: insurance, common area maintenance, maintenance grounds, reserve fund contributions, residential manager, security, gas, sewer, trash, and water. Cats and dogs are permitted, with a limit of one pet per unit and a maximum

weight of 15 kilograms.