



GRASSROOTS
REALTY GROUP

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324, 100 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2330485



\$269,900

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,171 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 563

LLD: -

Zoning: R3

Utilities: -

Inclusions: all appliances, all window coverings

3RD FLOOR WEST FACING CONDO WITH LAKE VIEW! Premiere value in this conveniently located condo - only a short hop off Hwy 11, a quick drive or walk to the Sylvan Lake Gulls Stadium and only minutes to the lake! This bright, modern unit features an open floor plan, with large kitchen offering ample storage, stainless steel appliances including a bar fridge, and an eat up bar. Vinyl planing throughout the majority of the unit, corner gas fireplace, large patio with gar line for bbq. 2 bedrooms plus a den, with a full ensuite in the primary bedroom. One underground parking stall and storage cage, PLUS an assigned parking stall. Overlooking a park, walking trails and green space, this clean condo building also offers a gym facility on the main floor. Live the lake life in the comfort and convenience only a quality condo can offer!