



GRASSROOTS
REALTY GROUP

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**315, 100 Lakeway Boulevard
Sylvan Lake, Alberta**

MLS # A2335733



\$282,000

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This is a beautiful and well maintained 3rd floor condo offering 1,084 sq. ft. of comfortable and updated living space in a friendly, well managed building on the southwest edge of Sylvan Lake. Situated on the cool, quiet side of the building, this bright and inviting 2-bedroom, 2-bathroom plus den unit combines thoughtful upgrades, functional living, and excellent amenities. You'll appreciate views of trees and green space, professionally installed herringbone premium vinyl plank flooring and a tiled hearth (2025) for the gas fireplace, complemented by neutral Sherwin Williams Westhighland White paint (2025) throughout. The kitchen features ample maple cabinetry, stainless steel appliances, and a raised breakfast bar. The spacious primary suite offers a walk through closet leading to a 4-piece ensuite bathroom. The second bedroom is peaceful overlooking the large balcony, trees, park space, and distant lake views. The balcony is spacious and has a gas barbeque hookup. The versatile den provides space for a home office, hobby room, or additional bedroom. To complete this condo, there are two assigned parking spots, one outdoor and one indoor with a storage area. 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. Your pup or kitty (max weight 15 kg) is welcomed with board approval. This condo is move in ready and is an oasis in Sylvan Lake!