



GRASSROOTS
REALTY GROUP

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**410, 3 Broadway Rise
Sylvan Lake, Alberta**

MLS # A2336014



\$169,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	558 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Vinyl Siding
Foundation:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 384
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: NA

IMMEDIATE POSSESSION AVAILABLE! Welcome home to this 4th-floor, 1 bedroom + den/living room condo in Beacon Hill, where you get natural light and unobstructed views over a greenspace! Inside, the layout is functional and easy to live in. The kitchen offers warm cabinetry, ample counter space, and a full appliance package, opening into the dining area-ideal for everyday living or casual hosting. Updated vinyl plank flooring runs through the main space, adding both durability and a modern touch. The den functions as your main living room, giving you a comfortable and separate space to relax, watch TV, or unwind without sacrificing your dining area. The main living space leads out to your private balcony, where you can enjoy your morning coffee or evening downtime while taking in the open landscape views. The primary bedroom is generously sized with a full closet, while the layout keeps everything efficient and practical. You'll also appreciate the full bathroom with in-suite laundry, keeping everything convenient and self-contained. Located in a well-managed building with elevator access, this unit is ideal for buyers looking for low-maintenance living, a lock-and-leave lifestyle, or a solid investment property. Minutes to the lake, trails, and everyday amenities—everything you need, without the upkeep!