



GRASSROOTS
REALTY GROUP

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115, 50 Lucky Place
Sylvan Lake, Alberta

MLS # A2336174



\$264,900

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,410 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Laminate Counters, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 342
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer.

Nicely cared for home with a good floor plan. Spacious living room with a big window making this space very bright. The kitchen has oak medium stained cabinets and stainless appliances (dishwasher approx 1.5 yrs old), a pantry and a breakfast bar. Open to the kitchen is the large eating area with a door out to the deck & fenced yard. There is a 2 pce bathroom on the main as well. Upstairs has 3 good sized bedrooms and a 4 pce bathroom. The primary is quite large and has a walk in closet. Downstairs is undeveloped. The washer & dryer are included. There are 2 assigned parking stalls out front. Immediate possession.