



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

412, 3 Broadway Rise
Sylvan Lake, Alberta

MLS # A2347705



\$234,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	836 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: none

WELCOME HOME! This bright and spacious 2-bedroom, 2-full-bathroom top-floor condo offers beautiful west-facing mountain views, quality finishes, and the added benefit of having no one living above you! The open-concept layout features a kitchen overlooking the living room, creating a bright and inviting space that is perfect for both everyday living and entertaining. The kitchen boasts maple cocoa cabinetry throughout, under-cabinet lighting, and a raised eating bar counter for additional seating and workspace. The two bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. The primary bedroom features a convenient walk-through closet leading into a spacious 4-piece ensuite bathroom. A tiled entryway welcomes you into the home, while laminate flooring runs throughout the main living areas. The unit is also roughed in for A/C, giving you the option to add air conditioning in the future. Enjoy summer evenings on the deck, complete with a gas line for your BBQ. Additional features include a convenient in-suite laundry room with stackable washer and dryer, a heated underground parking stall, and access to a gym on the main floor. Located in Broadway Rise, this condo is right off Memorial Trail, providing easy access to walking paths and convenient routes throughout Town. With quick access to Highway 781 (50th Street), getting to and from Red Deer is easy. Condo fees are \$585/month and include heat, water, sewer, and garbage. With its top-floor location, beautiful mountain views, thoughtful layout, stylish finishes, heated underground parking, and convenient location, this condo offers a wonderful combination of comfort and convenience.