



GRASSROOTS
REALTY GROUP

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420, 100 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2350292



\$239,900

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,024 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Fireplace(s), Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 524

LLD: -

Zoning: R3

Utilities: -

Inclusions: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Top-floor 2-bedroom, 1-bathroom condo in Sommerset at Lakeway Landing, overlooking Leader Field. Fourth floor, northwest park view, no neighbours above, and move-in ready. Newer flooring runs through a bright, cheerful layout, complemented by upgraded kitchen lighting and a new in-suite washer and dryer. The electric fireplace anchors the living room, a good spot to watch the snow fall from four storeys up. A new phantom screen opens to the deck, where a natural gas line is ready for the barbecue. Convenience is built into this property. The underground parking stall sits right beside the elevator doors with a storage area included, and the unit is steps from the elevator upstairs, so groceries and furniture go from car to front door with ease. Secure entry, two elevators, and a bright main-floor fitness centre complete the building. Highway 11 is a quick exit without in-town traffic. A gas station, convenience store, and liquor store are directly across the street, and a new Co-op grocery store is under construction within walking distance. Pogadl Park is a five-minute bike ride, with the Gulls ballpark, spray park, and six new pickleball courts. New public and Catholic high schools are planned to the south. Condo fees include heat, water, sewer, garbage and more. Easy to show, with immediate possession and a neighbourhood with so much to offer.