

218, 100 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2254883



# \$269,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeway Landing                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,089 sq.ft.                       | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |        |
|--------------------|----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                              | <b>Condo Fee:</b> | \$ 544 |
| <b>Basement:</b>   | -                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator, Laminate Counters, Open Floorplan |                   |        |

**Inclusions:** N/A

Fantastic 2nd Floor Condo Boasting Two Bedrooms + A Den And TWO Assigned Parking Stalls! This open concept condo is move-in ready showcasing a modern kitchen with stainless steel appliances, a large living room accompanied by a gas fireplace and access to the balcony with a gas line for the BBQ. The two bedrooms are a great size with the primary bedroom offering a walk through closet and full 4pc ensuite. The additional den is perfect for those working from home or those needing additional storage space. This building is conveniently located and features an equipped gym space. The condo fees cover your heat, water, professional management and more. This unit comes with 2 assigned parking stalls - one being underground (218) and one surface level (5) plus ample visitor parking. Ready for immediate possession!