



**GRASSROOTS**  
REALTY GROUP

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307, 100 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2223846



**\$274,900**

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,094 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

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

A 2 bedroom plus a den condo on the third floor of the Sommerset building. The tiled front entryway greets you to the open style floor plan. Dark maple kitchen cabinets are complemented by full tile backsplash, stainless steel appliances, pot/pan drawers, a beverage fridge, a pantry and a raised eating bar. The dining room adjoins to the living room that features a gas fireplace and a large window overlooking trees. There is a south facing covered patio with a gas line and aluminum railings. The king sized primary bedroom has double sided walk through closets to the 4 piece ensuite. There is a second bedroom and a den. There is a nice sized laundry room with room for storage. The property includes a heated underground assigned parking stall with additional storage. The building offers dual lobbies, elevators, and a fitness centre.