



**GRASSROOTS**  
REALTY GROUP

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**119, 50 Lucky Place  
Sylvan Lake, Alberta**

**MLS # A2225162**



**\$294,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window blinds

IMMEDIATE POSSESSION AVAILABLE! Welcome to this beautifully maintained 3-bedroom, 1.5-bathroom townhome nestled in a sought-after lake community! Perfectly located just steps from top-rated schools, scenic parks, and convenient shopping, this home offers the ideal blend of comfort, style, and lifestyle. Step inside to discover newer hard surface flooring throughout the main level, providing both durability and a modern touch. Freshly painted in contemporary tones, the interior feels bright, clean, and move-in ready. The main level features a spacious living area, functional kitchen with ample cabinetry and separate pantry, and a cozy dining space that opens to a private outdoor patio—ideal for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms and a full bathroom, with a convenient half-bath on the main floor for guests. Enjoy all the perks of lake community living, including access to walking paths, green spaces, and seasonal lake activities. Whether you're a first-time buyer, a small family, or looking to downsize, this home checks all the boxes.