



**GRASSROOTS**  
REALTY GROUP

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121, 100 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2233703



**\$265,880**

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,091 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** Refrigerator, Electric Range, Dishwasher, Microwave Hood Fan, Washer & Dryer, Window Coverings

Welcome to Sommerset at Lakeway Landing. This spacious main-floor unit features 2 bedrooms, 2 full bathrooms, and a versatile flex room that works beautifully as a home office or occasional guest space. The open-concept layout includes a bright living area with a gas fireplace, plus a functional kitchen and dining space. The primary bedroom offers a walk-through closet and private ensuite. Enjoy the convenience of in-suite laundry, underground heated parking with a titled stall, assigned surface parking, additional storage, and access to the building's fitness centre. Located just 10 minutes from Sylvan Lake, with easy access to Memorial Trail and nearby parks, this home is ideal for those seeking comfort, convenience, and an outdoor lifestyle.