



GRASSROOTS
REALTY GROUP

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406, 100 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2234420

\$319,900



Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,220 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer Stacked, Freezer, Key Fob, Shelving in Storage area, Mini wine Fridge

Welcome to this exceptional top-floor (penthouse) condo in the sought-after Sommerset building, offering one of the largest floor plans available at over 1,280 square feet. This spacious and sun-filled home features two bedrooms, two full bathrooms, and a flexible bonus room perfect for a home office, reading nook, or guest space. Original Owner. The main living area showcases newer hardwood flooring, while the open-concept kitchen is equipped with modern appliances, a wine chiller, abundant cabinet storage, and generous counter space—ideal for both daily living and entertaining. Primary Bedroom is spacious and offers space for king size bed and furniture. The 3PC Ensuite has been updated with better access to bathe with tiled walk-in shower and safety railings. Large southeast-facing windows bathe the entire suite in natural light, creating a bright and welcoming atmosphere throughout. Step outside to enjoy not one, but two private balconies, one of which includes a gas line for your BBQ and offers tranquil views of the surrounding wetlands. Additional highlights include an electric fireplace, in-suite laundry (with storage), and a secure, heated underground parking stall with a convenient storage cage located near the elevator. Residents enjoy access to two elevators, a fully equipped fitness centre, and the presence of an on-site building manager for added peace of mind. The building is pet-friendly and features enhanced security at both the main entrance and parkade doors, fostering a strong sense of community. Located in the desirable Lakeway Landing neighbourhood, this condo is within walking distance of scenic parks, pathways, and recreational fields. You'll also have easy access to local amenities, the off-leash dog park, Sylvan Lake Golf & Country Club, and Highway 11—making travel to Red Deer and surrounding areas quick

and convenient. Whether you're boating in the summer or ice fishing in the winter, this home puts all of Sylvan Lake's year-round outdoor activities right at your doorstep.