



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**107, 50 Lucky Place
Sylvan Lake, Alberta**

MLS # A2235336



\$304,900

Division:	Lakeway Landing		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,295 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 316

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, washer & dryer

Welcome to #107, 50 Lucky Place in Sylvan Lake! This charming 2-storey END UNIT condo is move-in ready and loaded with value. Featuring 3 bedrooms, 1.5 bathrooms, and a spacious primary bedroom with walk-in closet. The bright kitchen has a ton of cabinet space and there is also a patio coming off of the dining area. Recent updates include: NEW high-efficiency furnace (~\$5,000), reverse osmosis water system, front-load washer & dryer, kitchen garburator, LG ThinQ fridge with water dispenser, instant hot water at the sink, pull-out wire shelving, extended built-in shelving in all storage closets, and updated lighting throughout. Enjoy low-maintenance living with very low condo fees in a well-kept complex. Close to the lake, schools, parks, and amenities — this is an excellent opportunity for first-time buyers, investors, or anyone looking to downsize. Affordable. Updated. Turnkey.