



GRASSROOTS
REALTY GROUP

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**105, 3 Broadway Rise
Sylvan Lake, Alberta**

MLS # A2236541



\$164,500

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Outside Gas Barbeque

Low-maintenance living awaits in this inviting main-floor condo in a well-kept building in the charming town of Sylvan Lake. Ideally situated close to golf, swimming, fishing, and scenic walking paths, this unit offers an open-concept kitchen and dining area perfect for easy entertaining. It features a good-sized bedroom and a versatile den with its own closet, plus a full 4-piece bathroom that includes convenient stacking washer and dryer. Enjoy the on-site main floor gym to schedule your workouts at your own pace. For added security and convenience, the building offers intercom guest access and mail delivery right inside. Condo fees include Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, and Water. Please note, this is a no-pets building.