



**GRASSROOTS**  
REALTY GROUP

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

**110, 50 Lucky Place**  
**Sylvan Lake, Alberta**

**MLS # A2242353**



**\$304,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,423 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, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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:** N/A

Live or Invest in LAKESIDE LIVING! This affordable property in Sylvan Lake is a great choice for first-time buyers and savvy investors alike. With easy access to schools, shopping, and the lake itself, this is your chance to secure a home in a thriving community, whether you're planning to live in it, rent it out, or both. Welcome to this beautiful, lovingly maintained condo offering exceptional space, comfort, and functionality. Step inside to a bright and roomy front entryway that flows seamlessly into a generously sized living room, offering multiple furniture layout options to suit your style. The functional, modern kitchen features ample cabinetry, great counter space, and opens into a spacious dining area, ideal for everyday living or entertaining. Just off the dining room, you will find a convenient powder room and seamless indoor-outdoor living, complete with a back entrance that opens onto a private deck and fenced backyard, perfect for summer BBQs or relaxing evenings under the stars. Upstairs, you'll find a large primary bedroom with a walk-in closet, two additional bedrooms, and a full 4 piece bathroom, plenty of room for a growing family or guests. The unfinished basement provides great storage or future development potential to add more living space. Sylvan Lake is a beautiful, affordable, and dynamic lakeside town ideal for families, lifestyle focused individuals, and anyone craving both outdoor recreation and small town warmth. Whether you're investing, working remotely, raising a family, or downsizing. Sylvan Lake offers a balanced, vibrant lifestyle with plenty to offer.