



GRASSROOTS
REALTY GROUP

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

MLS # A2242353



\$304,900

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Paved		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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.