



**GRASSROOTS**  
REALTY GROUP

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218, 100 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2254883



**\$269,900**

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,089 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Closet Organizers, Elevator, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 544
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Fantastic 2nd Floor Condo Boasting Two Bedrooms + A Den And TWO Assigned Parking Stalls! This open concept condo is move-in ready showcasing a modern kitchen with stainless steel appliances, a large living room accompanied by a gas fireplace and access to the balcony with a gas line for the BBQ. The two bedrooms are a great size with the primary bedroom offering a walk through closet and full 4pc ensuite. The additional den is perfect for those working from home or those needing additional storage space. This building is conveniently located and features an equipped gym space. The condo fees cover your heat, water, professional management and more. This unit comes with 2 assigned parking stalls - one being underground (218) and one surface level (5) plus ample visitor parking. Ready for immediate possession!