



GRASSROOTS
REALTY GROUP

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**111, 50 Lucky Place
Sylvan Lake, Alberta**

MLS # A2264212



\$278,000

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Outside, Plug-In, Side By Side, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 316
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions:	None
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Welcome home to this stylish and spacious 1420 sq. ft. townhome in beautiful Sylvan Lake! Perfectly designed for comfort and functionality, this 3 bedroom home offers modern finishes and thoughtful updates throughout. The bright and open main floor features a modern kitchen with freshly updated tile grout, stainless steel appliances including a brand new stove and fridge, and plenty of space for cooking and entertaining. Upstairs, you will find three generous bedrooms, ideal for a family, home office, or guest space. Enjoy year round comfort with central air conditioning and a furnace replaced just 5 years ago. Step outside to your fully fenced, south facing yard with a private deck that is perfect for sunny afternoons and outdoor dining. With two parking stalls, new blinds, and quick possession available, this move in ready home is an incredible opportunity for first time buyers, downsizers, or investors. Located close to schools, parks, and all the amenities Sylvan Lake has to offer, including the beach just minutes away. Modern. Comfortable. Move in ready. Do not miss your chance to call this one home!