

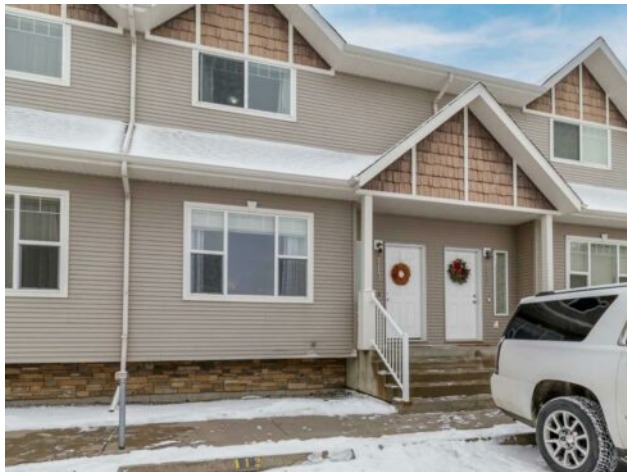


GRASSROOTS
REALTY GROUP

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**113, 50 Lucky Place
Sylvan Lake, Alberta**

MLS # A2281713



\$299,900

| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | Lakeway Landing | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,226 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Lawn, Level | | |

| | | | |
|--------------------|------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 341 |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Step into a life of convenience and comfort in this stunning Lakeway Landing residence. Perfectly positioned near top-rated schools, vibrant shopping, and splashing fun at local parks, this home isn't just a place to stay—it's a place to live. From the moment you enter the open foyer, you are greeted by a flood of natural light streaming through the living room's oversized picture window. The heart of the home is undoubtedly the chef-inspired kitchen. Featuring rich stained cabinetry, a striking full-tile backsplash, gleaming stainless steel appliances, and a raised eating bar, it serves as the perfect backdrop for your culinary creations. Upstairs, retreat to your private sanctuary. The Massive Primary Suite offers a true escape with a spacious walk-in closet, complemented by two additional generous bedrooms and a pristine 4-piece bath. The magic continues outside on your sun-drenched, south-facing deck—the ideal spot for summer BBQs in a manageable, vinyl-fenced yard. Best of all? Say goodbye to chores. With professional snow removal and lawn maintenance included, you have more time to enjoy what matters. Two dedicated parking stalls are just steps from your door. Pet-friendly and ready for you—welcome home.