



201, 97 Station Drive  
Sylvan Lake, Alberta

MLS # A2288651



**\$331,848**

<b>Division:</b>	Sixty West		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame, Mixed, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

"To be Built/Pre-Construction" Be part of something new at Eagleview. This condo will have all the modern features and finishes you would expect in a premium built adult orientated condo. 2nd floor south facing unit. 9ft ceilings. This unit will offer 2 bedrooms, 1 bathroom, modern, efficient living in a thoughtfully planned community. 6 x 22ft covered deck. The open kitchen flows effortlessly into the dining and living areas, creating a bright and welcoming space. Step outside onto your private deck with additional storage, appreciate first-floor indoor parking, also on first level you will find a resident gathering room, exercise room and workshop. Outside will boast a community garden, more parking and dog run. There is still time to pick interior selections for finishes, paint colors, etc. Concrete core floor with steel beam construction make for a very quiet building which enables it to be pet friendly. There will even be a heated dog wash in the parkade. Pictures are for representation purposes of what the finishings options are like. Taxes are TBD.