



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**310, 3 Broadway Rise
Sylvan Lake, Alberta**

MLS # A2291274



\$184,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: TV Wall Mount

Affordable first-time home? Perfect space to downsize? Looking to add to your investment portfolio? Look no further! This 1-bedroom, 1-bathroom condo in the Axxess building is move-in ready! Freshly painted, carpets re-stretched, and in-unit laundry. The kitchen offers ample cabinets and counter space, flowing into a sun-filled dining area and a cozy west-facing balcony with views of the prairies and mountains. Enjoy a spacious bedroom, 4-piece bathroom, and a versatile den that can serve as a second bedroom, office, or extra living space. Building amenities include a gym and elevator, plus assigned outdoor parking. Affordable condo fees make this a smart financial choice! Carpets just cleaned and re-stretched, unit is clean and move in ready, and condo docs are ready to view. Just a short walk to Sylvan Lake's lakefront—experience life at its fullest! Conveniently located 20 minutes from Red Deer and close to Highway 11 for an easy commute. Don't miss this opportunity for comfortable, flexible living!