



**110, 50 Lucky Place
Sylvan Lake, Alberta**

MLS # A2292251



\$284,900

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

If you've been looking for an affordable way to get into the Sylvan Lake market, this well-maintained townhome offers exceptional value, space, and functionality. Located in a convenient area with easy access to walking trails, parks, green space and quick routes in and out of town, it's a smart option whether you're planning to live in it or rent it out. Step inside to a bright and welcoming entryway that flows into a generously sized living room, offering flexible furniture layouts and comfortable everyday living. The functional kitchen features plenty of cabinetry, great counter space, and opens into a spacious dining area, ideal for family meals or entertaining friends. Just off the dining area you'll find a convenient powder room and access to the backyard, where the low-maintenance fenced yard provides a sunny-South space for BBQs, relaxing evenings, or letting kids and pets play nearby. Upstairs, the home offers a large primary bedroom with a walk-in closet, two additional bedrooms, and a full four-piece bathroom, providing plenty of room for a growing family, guests, or a home office. Need an additional bathroom, bedroom and family room? The unfinished basement offers excellent storage now and is ready for future development when needed. Sylvan Lake continues to be one of Central Alberta's most desirable communities, offering a vibrant small-town atmosphere, beautiful parks and trails, and this location provides easy access down to the beachfront when you want to enjoy lake life and is short walk to Pogadl Park and Gulls Field. Whether you're buying your first home, adding to your investment portfolio, or simply looking for an affordable place to call home, this property is your prime opportunity to get into the Sylvan Lake market.