



**114, 100 Lakeway Boulevard
Sylvan Lake, Alberta**

MLS # A2293600



\$259,900

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,090 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 544

LLD: -

Zoning: R3

Utilities: -

Inclusions: Blinds

Welcome to Unit 114 at 100 Lakeway Boulevard—an inviting ground-floor condo offering comfort, convenience, and easy access to everything lake living has to offer. This well-designed unit features a functional open-concept layout that maximizes space and natural light, creating a warm and welcoming atmosphere from the moment you step inside. The kitchen offers ample cabinetry, workspace, and a convenient eating bar, flowing seamlessly into the dining and living areas—perfect for both everyday living and entertaining. Upgrades include newer flooring, newer fridge, dishwasher, washer & dryer and marble fireplace and some new lighting. The living room opens to a nice patio, ideal for enjoying your morning coffee or unwinding at the end of the day. This unit offers 2 spacious bedrooms plus a versatile den/flex room, perfect for a home office, guest space, or hobby area. The primary bedroom includes its own 4-piece ensuite, complemented by an additional 4-piece main bathroom, providing comfort and convenience throughout the home. Residents also have access to a well-equipped gym/fitness area, making it easy to stay active without leaving the building. Located in Sylvan Lake, this property allows you to enjoy all that this growing lakeside community has to offer. Sylvan Lake combines the charm of lake living with a thriving community of amenities. Enjoy year-round recreation from boating and paddleboarding in the summer to ice fishing and skating in the winter. With a variety of restaurants, shopping, walking trails, and community events, there’s something for everyone. Plus, you’re just a short drive to Red Deer, making commuting or accessing additional services quick and convenient. Whether you’re looking for a weekend getaway, an investment property, or a place to call home, this condo offers exceptional value in a

fantastic location. One pet is allowed; see restrictions.