



214, 3 Broadway Rise
Sylvan Lake, Alberta

MLS # A2293630



\$219,000

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	986 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 677
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this spacious corner/end unit condo in Beacon Hill, offering extra privacy, additional natural light, and a larger layout than many units in the building. This well-designed 2 bedroom, 2 bathroom home features an open concept floor plan with a bright living and dining area that flows seamlessly to a generous balcony—perfect for relaxing or enjoying summer evenings. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom is well sized and conveniently located near the main 4-piece bathroom—perfect for guests, roommates, or a home office. Additional features include in-suite laundry with extra storage space, titled underground parking, extra parking outside + visitor parking, secure building access, elevator service, and fitness center access for residents. Condo fees cover many essentials including heat, water, Trash, sewer, exterior maintenance, snow removal, professional management, and reserve fund contributions, offering convenient and low-maintenance living. Ideally located close to shopping, schools, parks, walking trails, Golf & Lake, with easy access to highway 2 and a quick commute to Red Deer. This property is perfect for first-time buyers, investors, downsizers, or those seeking affordable lake-town living.