



405, 97 Station Drive
Sylvan Lake, Alberta

MLS # A2296778



\$476,700

Division:	Sixty West		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 312
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Mixed, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	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. 4rd floor north facing unit. 9ft ceilings. This unit will offer 2 bedrooms, 2 bathroom, modern, efficient living in a thoughtfully planned community. 6 x 26ft 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.