



**221, 100 Lakeway Boulevard  
Sylvan Lake, Alberta**

**MLS # A2301414**



**\$234,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn, Paved, Street Lighting, Yard Lights		

<b>Heating:</b>	Boiler, Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home

**Inclusions:** n/a

For more information, please click the "More Information" button. West facing overlooking open soccer field 2 bedroom + den, second floor unit close to elevators located in Sylvan Lake! Open concept with 9-foot ceilings and fireplace, private deck c/w new natural gas bar ba que, under counter reverse osmosis filter and 4 new stainless-steel appliances, bar fridge, stackable washer/dryer in its own storage room, and a primary bedroom with walk-through closet into a 4PC ensuite. This unit comes with 1 assigned underground heated parking stall, plus large storage unit, and 1 assigned above ground parking stall. Condo fee of \$471.21 include: gym, on-site property manager, elevators, heat, water, sewer, garbage, snow removal, and reserve fund contribution. 1 Dog or up to 2 cats are allowed with board approval. Unit is pet free and never smoked in!