



**401, 3 Broadway Rise  
Sylvan Lake, Alberta**

**MLS # A2139198**



**\$209,900**

<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

**SUPER NICE CONDO! SHOWS A 10 OUT OF 10! TOP FLOOR, CORNER UNIT WITH UNDERGROUND HEATED PARKING CLOSE TO SCHOOLS!** This fully upgraded, open designed 2 bedroom/ 2 bathroom condo includes a master bedroom w/ensuite and walk-in closet, 2 bathrooms, a beautiful open kitchen w/all appliances, oversized eat up bar, tiled backsplash, and loads of cabinets and counter space. Gorgeous upgraded dark flooring cover the main level and lead into the large living space and out onto the south facing balcony with natural gas hookup. In-suite laundry with washer & dryer included. Also included is one heated, underground parking stall w/more parking in the lot. Condo fee includes use of the exercise room, heat, water/sewer, garbage removal, ext maintenance, landscape & snow removal, professional management & reserve fund contributions. Close to the high school, newest elementary school, and trail system. Easy access to highway 11. Excellent investment. Vacant August 1st. Seller is a REALTOR&reg; in the Province of Alberta.