

**402, 100 Lakeway Boulevard  
Sylvan Lake, Alberta**

**MLS # A2214787**



**\$299,800**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, High Ceilings, No Smoking Home, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 592
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** B/I Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer/ Window Coverings. Wine Refrigerator

**SPECTACULAR SOMMERSET!** This spacious home (1,285 sq ft) features 3 Bedrooms, 2 Full Baths + Flex Room (ideal for home office or den) - one of the largest floor plans in the Building. This property has **NEW LUXURY VINYL TILE FLOORING** & has been **FRESHLY PAINTED**. Large Kitchen w/ Stainless Steel Appliances (including wine chiller/beverage centre) and plenty of cabinets & counter space. **BRIGHT & SUNNY SUITE** w/ **EAST** Windows throughout. Covered Balcony is sizeable w/ **GAS BBQ LINE** & partial Lake Views. **TWO (2) PARKING STALLS:** 1 Underground w/ Storage Cage + 1 Surface Stall. Both Stalls are conveniently located near the elevator & entrance. Bonus Features: **TOP FLOOR, GAS FIREPLACE, IN-SUITE LAUNDRY, ONSITE MANAGER, 2 ELEVATORS & FITNESS CENTRE**. Bring your furry friend - **PET FRIENDLY BUILDING!** Strong sense of community & enhanced security system at main doors and parkade doors can be found here. Situated in the neighbourhood of Lakeway Landing, this home is within walking distance of park areas with pathways and recreational fields. Easy access to Town services, Off Leash Park, Sylvan Lake Golf & Country Club as well as Highway 11 for travel to Red Deer (only 15 mins. drive away) and surrounding areas. Enjoy all that Sylvan Lake has to offer year round, from swimming and boating in the summer to ice fishing in the winter.