

**307, 100 Lakeway Boulevard
Sylvan Lake, Alberta**

MLS # A2223846



\$274,900

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,094 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 528

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer.

A 2 bedroom plus a den condo on the third floor of the Sommerset building. The tiled front entryway greets you to the open style floor plan. Dark maple kitchen cabinets are complemented by full tile backsplash, stainless steel appliances, pot/pan drawers, a beverage fridge, a pantry and a raised eating bar. The dining room adjoins to the living room that features a gas fireplace and a large window overlooking trees. There is a south facing covered patio with a gas line and aluminum railings. The king sized primary bedroom has double sided walk through closets to the 4 piece ensuite. There is a second bedroom and a den. There is a nice sized laundry room with room for storage. The property includes a heated underground assigned parking stall with additional storage. The building offers dual lobbies, elevators, and a fitness center.