

**303, 3 Broadway Rise
Sylvan Lake, Alberta**

MLS # A2191586



\$179,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	765 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Welcome to this well-appointed third-floor condo in the desirable Beacon Hills community. Featuring 2 bedrooms and 1 bathroom, this home offers a bright and open layout with a modern kitchen boasting ample cabinet and counter space. The primary bedroom provides enough room for a king-sized bed and the East facing balcony is a phenomenal spot for morning sunrises! Enjoy underground heated parking, a balcony with a gas hookup, and close proximity to schools, shopping, and amenities. Ideal for first-time buyers, investors, or those looking to downsize in a fantastic location!