

**103, 100 Lakeway Boulevard
Sylvan Lake, Alberta**

MLS # A2200023



\$259,900

Division:	Lakeway Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 528
Basement:	-	LLD:	29-38-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers		

Inclusions: N/A

Check out this fantastic 2-bedroom, 2-bathroom + flex room unit in Sommerset at Lakeway Landing! This main-floor Unit 103 offers an open-concept layout with a well-designed kitchen featuring plenty of cabinets, counter space, and a raised eating bar. The kitchen flows into the dining and living areas—perfect for entertaining! The living room boasts a cozy gas fireplace and access to the private deck. The spacious primary bedroom includes a walk-through closet and a 4-piece ensuite. The additional flex room provides endless possibilities—home office, extra bedroom, or family room! Flooring throughout the unit is a combination of carpet and ceramic tile. Enjoy quick access to Highway 11, making travel east or west a breeze. Plus, you’re close to walking trails, parks, and local amenities. The unit comes with two parking stalls—one heated underground and one surface stall. The building also offers great amenities, including a fitness room, two elevators, and extra storage.