

**112, 3 Broadway Rise
Sylvan Lake, Alberta**

MLS # A2206258



\$219,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, microwave, washer and dryer

THIS 2 BEDROOM APARTMENT HAS HAD A HUGE RENOVATION! Built in 2009 there are 2 bedrooms and 2 bathrooms and a lovely open concept floor plan. Turn key. New kitchen cupboard doors and hardware, new kitchen sink, new fridge, new counter tops, new carpet, vinyl plank and lino. Separately titled heated underground parking. There is a gas line on the balcony for your barbeque. Condo fees include professional management, heat, water, sewer, garbage, snow removal and landscaping. There is visitor parking and a view of the mountains and beautiful sunsets from your living room window.