

\$247,000 - 403, 100 Lakeway Boulevard, Sylvan Lake

MLS® #A2086964

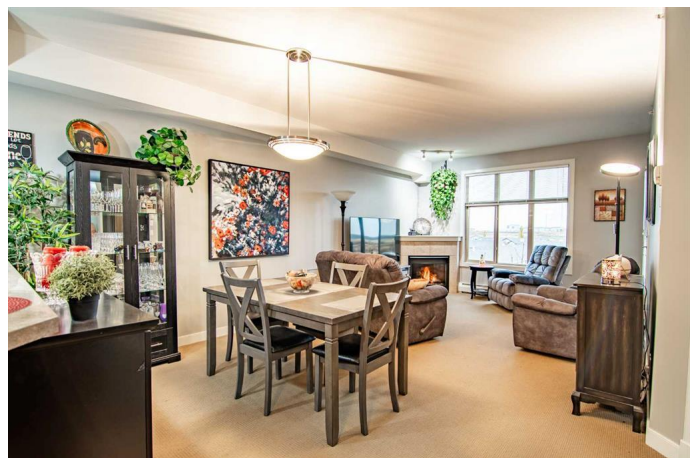
\$247,000

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Lakeway Landing, Sylvan Lake, Alberta

Perfectly located on the fourth floor (no one above you), this two bedroom + den, two bathroom unit has recently gone through many enhancements; newly painted - \$4000, new kitchen sink and faucet - \$800, new reverse osmosis under kitchen sink and routed to ice maker in fridge - \$1200, all new custom pull out shelves in kitchen cabinets, new custom shelving in laundry/storage room, new ceiling fans/lights in bedrooms \$800.00, new custom drawers in kitchen (painted grey), new storage cabinets in den - \$1200.00, new keyless entry lock on main door. This unit has a very cozy, and homey feeling as soon as you walk in the door. The kitchen has 4 stainless steel appliances, tumble tile back splash, tile flooring in kitchen and front entry, a raised eating bar, light walnut cabinets, custom pull out shelves, a new sink/faucet, and a new water filtration system. The unit contains a stackable washer/dryer, 4 piece guest bathroom with a soaker tub and tile floor, the primary bedroom has a new ceiling fan/light, a large window allowing plenty of natural light, a walk through closet to a private ensuite with a soaker tub, an office/den with new storage cabinets and floating shelves, a guest bedroom with a large window and a new ceiling fan/light. The living room is open to the kitchen/dining and has a corner gas fireplace, and a door to the deck- when on the deck look to the left and you will see the lake. This very desirable condo has two assigned parking stalls; one in the lower heated garage and one



in the main parking lot with an electrical outlet for the cold winter months. Condo fees include the private fitness room, conference room, storage, elevators, security, property manager, heat, water, sewer, garbage, snow removal, and reserve fund contribution. This home is ready to move in!! Dogs are allowed with board approval.

Built in 2008

Essential Information

MLS® #	A2086964
Price	\$247,000
Sold Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	403, 100 Lakeway Boulevard
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A4

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Other
Construction	Vinyl Siding

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 30th, 2023
Days on Market	49
Zoning	R3
HOA Fees	518.44
HOA Fees Freq.	MON

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.