

# \$259,900 - 83 Lakeway Boulevard, Sylvan Lake

MLS® #A2093218

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.06 Acres

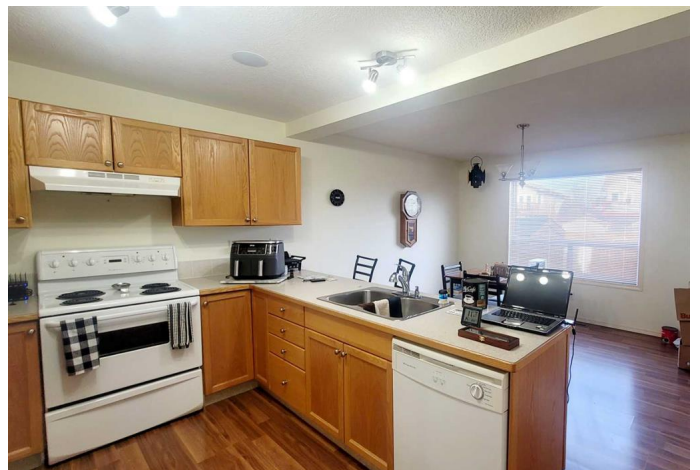
Lakeway Landing, Sylvan Lake, Alberta

NO CONDO FEES! Welcome to 83 Lakeway Boulevard located in the family friendly neighborhood of Lakeway Landing. This home has a great open concept with natural light and a neutral color palette to compliment any of your furnishings. Kitchen has plenty of cabinets with a large pantry, eating bar and a perfect size dining area. Living room is bright and spacious and ready for family gatherings. Enjoy your favorite music with the built in audio system. Upstairs offers 3 bedrooms and a 4pc bathroom. Primary bedroom features a walk-in closet with plenty of space for a king size bed and all the accessories. Enjoy sitting on the deck in the summer months soaking in the summer rays. Yard is fully fenced and has 2 parking stalls off the back alley. The unfinished basement awaits your creativity and a Smart Data Panel has been installed.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2093218  |
| Price          | \$259,900 |
| Sold Price     | \$248,555 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,310     |



|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 2005          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 83 Lakeway Boulevard |
| Subdivision | Lakeway Landing      |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 2P4              |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Storage                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                     |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 14th, 2023 |
| Date Sold   | December 18th, 2023 |

|                |      |
|----------------|------|
| Days on Market | 33   |
| Zoning         | R3   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            RE/MAX real estate central alberta - Sylvan Lake

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