

\$189,900 - 202, 3 Broadway Rise, Sylvan Lake

MLS® #A2096694

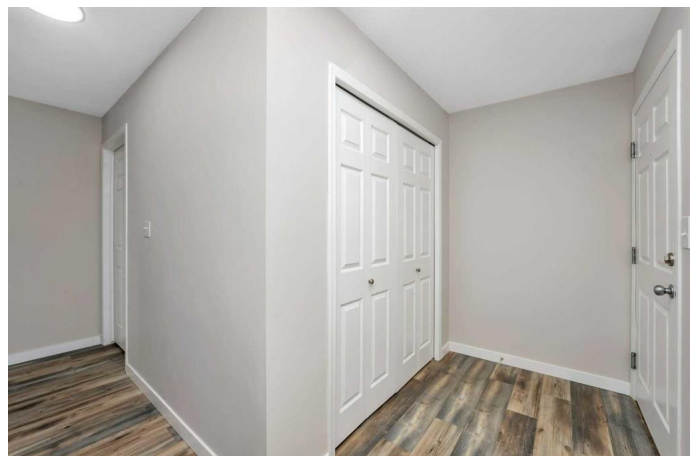
\$189,900

2 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.00 Acres

Beacon Hill, Sylvan Lake, Alberta

Experience the ultimate in low-maintenance living with this immaculately renovated condo, ready for your Christmas tree and immediate occupancy. Step into one of the building's best units, where every inch of this open, well-laid out floor plan has been modernized and the stunning views will have you soaking in the sunsets every evening of the year . Positioned on the Southwest Corner, this condo basks in sunlight from morning to night, allowing you to savor the breathtaking Sylvan Lake sunsets. With 2 spacious bedrooms and 2 modern bathrooms, there's ample room to relax and unwind. The primary bedroom is generously sized, featuring a walk-through closet and bright 4-piece ensuite bath. From your corner deck, catch glimpses of Gulls stadium and, on clear days, spot the majestic Rocky Mountains in the background. Remarkably, this unit offers abundant storage space - a rarity in condo living. The laundry room accommodates your washer and dryer while still leaving room for extra storage. The open-concept kitchen and living areas seamlessly blend together, boasting a tasteful and neutral design. Notably, this unit stands out with its spacious and practical dining room, enhancing the flow of the living space. Recent upgrades include brand-new vinyl-plank flooring, contemporary lighting fixtures, baseboards, kitchen sink, tap, and a fresh coat of paint throughout. For added convenience, this unit includes an underground parking stall and ample guest



parking in the outside lot. An elevator ensures easy access, and there's even a functional fitness room on-site.

Built in 2008

Essential Information

MLS® #	A2096694
Price	\$189,900
Sold Price	\$185,750
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 3 Broadway Rise
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Parking Lot, Paved, Titled, Underground

Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities
Appliances	See Remarks
Heating	Baseboard, Boiler, Natural Gas

Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 7th, 2023
Date Sold	January 24th, 2024
Days on Market	48
Zoning	R3
HOA Fees	644.18
HOA Fees Freq.	MON

Listing Details

Listing Office	Greater Property Group
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