

\$199,900 - 314, 3 Broadway Rise, Sylvan Lake

MLS® #A2171428

\$199,900

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.00 Acres

Beacon Hill, Sylvan Lake, Alberta

CORNER UNIT ON THE 3RD FLOOR, WITH SPECTACULAR VIEWS, AND UNDERGROUND HEATED PARKING, CLOSE TO SCHOOLS! This corner unit boasts 2 bedrooms and 2 baths. Includes a master bedroom w/ensuite and walk-in closet, 2 bathrooms, a beautiful open kitchen w/all appliances, tiled backsplash, and loads of cabinets and counter space. The flooring is a nice wood look, with brand new carpets in the bedrooms. There is a NW facing balcony with natural gas hookup, not to mention a 180 degree view of the lake, mountains and wildlife. In-suite laundry with washer & dryer including storage space. Also included is one heated, underground parking stall w/more parking in the lot above ground. Condo fee includes use of the exercise room, heat, water/sewer, garbage removal, ext maintenance, landscape & snow removal, professional management & reserve fund contributions. Close to the high school, newest elementary school, and trail system. Easy access to highway 11.

Built in 2009

Essential Information

MLS® #	A2171428
Price	\$199,900
Sold Price	\$186,500
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 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, Snow Removal
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Laminate Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Microwave Hood Fan, Stove(s), Washer
Heating	Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 7th, 2024
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Date Sold	December 27th, 2024
Days on Market	81
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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