

\$249,900 - 211, 100 Lakeway Boulevard, Sylvan Lake

MLS® #A2172952

\$249,900

2 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.03 Acres

Lakeway Landing, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 2 BEDROOM + DEN, 2 BATHROOM CONDO IN LAKEWAY LANDING ~ COVERED SOUTH FACING BALCONY ~ 1 HEATED UNDERGROUND PARKING STALL & 1 POWERED SURFACE STALL ~ Step into a stylishly designed lobby, where secure entry doors lead you to convenient elevators that take you to this second level unit ~ Open concept layout enhanced by high ceilings and expansive south facing windows creates an inviting sense of spaciousness ~ The stunning kitchen boasts rich dark stained cabinetry, expansive countertops with a raised eating bar, full tile backsplash, and outfitted with five stainless steel appliances, including a bar fridge ~ The kitchen flows seamlessly into the dining area, making it perfect for hosting large gatherings with ease ~ The living room offers stunning views through large south-facing windows, and a cozy corner gas fireplace serves as the centrepiece, with space above for a TV, plant shelf or display ~ A garden door leads out to a sunny, covered south-facing deck, complete with a gas line for a BBQ or patio heater, perfect for outdoor entertaining ~ The primary bedroom offers plenty of space to comfortably accommodate a king-sized bed and additional furniture and offers more views through a large south-facing window ~ A walk-through closet with built-in organizers leads to a luxurious 4-piece ensuite, adding both convenience and style ~ Second bedroom is also a generous size and located



across from a 4 piece bathroom making this an excellent space for roommates, kids or guests ~ The spacious den, currently utilized as a home office, offers exceptional versatility and can easily adapt to suit your needs ~ The in-unit laundry is located in it's own room just off the entry and offers added convenience with extra storage space, complete with built-in shelving ~ This well managed condo offers a range of amenities, including a fitness facility, two elevators, secure underground parking, a serene courtyard, and additional surface and visitor parking for convenience ~ Perfectly situated next to a shopping plaza on one side and green spaces, playgrounds, and sports fields on the other, this location offers a walking trail that winds through town, with easy access to schools, shopping, and downtown, you'll also enjoy the year round activities that Sylvan Lake has to offer!

Built in 2006

Essential Information

MLS® #	A2172952
Price	\$249,900
Sold Price	\$242,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	211, 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, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Additional Parking, Heated Garage, Underground, Guest, Parking Lot, Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, See Remarks
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2024
Date Sold	November 2nd, 2024
Days on Market	19
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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