

\$190,000 - 404, 3 Broadway Rise, Sylvan Lake

MLS® #A2176985

\$190,000

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.04 Acres

Beacon Hill, Sylvan Lake, Alberta

Location is everything with this beautifully maintained condo! The building is conveniently located with easy access to Highway 11 for your morning commute, a quick 20 minute stroll to downtown shopping and restaurants, and walkable distance to school and golf! The unit itself is west facing on the top floor, with an absolutely gorgeous view of the sunset over fields and the mountains in the distance. Enjoy your morning coffee in complete privacy, with no one above you and a balcony with no conjoined balconies or walls. Inside you'll find an open floor plan with a large kitchen: lots of upgraded cupboards with under cabinet lighting, oodles of counter space with a raised eating bar, and a granite sink with garburator. Great living room space with patio doors leading to balcony. To the left of the living room is a spacious bedroom and 4 pc bath. To the right is the primary bedroom, with a double walk through closet leading to a 4 pc ensuite. The full size foyer includes a large front closet and access to in-suite laundry/storage. Condo fees include heat. Titled parking stall is oversized and includes storage units!



Built in 2009

Essential Information

MLS® #	A2176985
Price	\$190,000
Sold Price	\$185,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.04
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	404, 3 Broadway Rise
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G9

Amenities

Amenities	Parking, Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Oversized, Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Breakfast Bar, Ceiling Fan(s), Elevator, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Garburator, Washer/Dryer Stacked
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	4

Exterior

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

Additional Information

Date Listed	November 2nd, 2024
Date Sold	November 18th, 2024
Days on Market	16
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office Century 21 Masters

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