

\$195,000 - 307, 3 Broadway Rise, Sylvan Lake

MLS® #A2197239

\$195,000

2 Bedroom, 2.00 Bathroom, 827 sqft

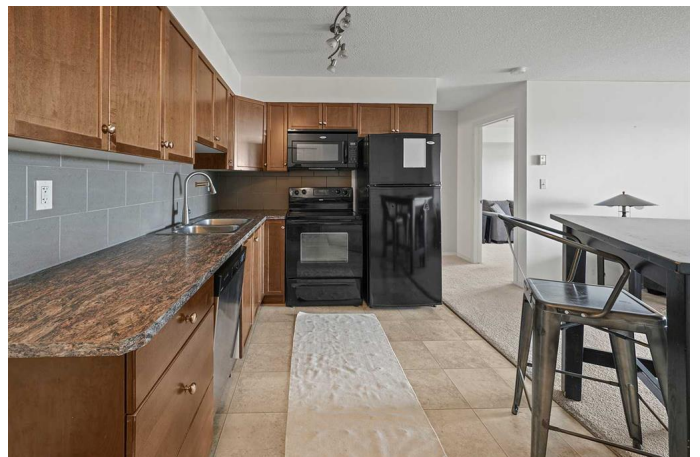
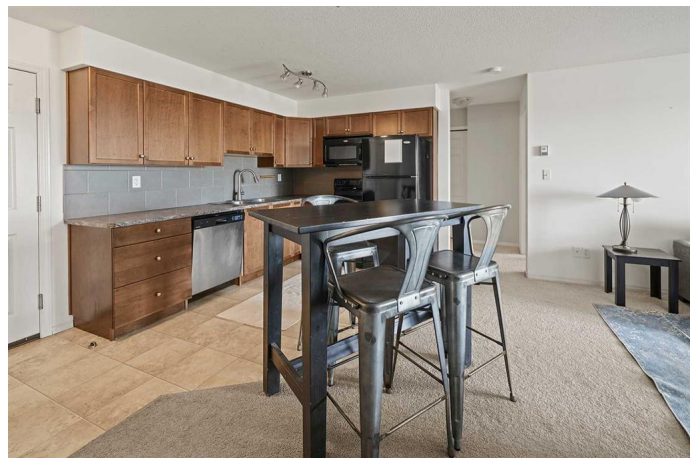
Residential on 0.00 Acres

Beacon Hill, Sylvan Lake, Alberta

Imagine waking up to the soft glow of the morning sun, stepping onto your east-facing balcony, and sipping your coffee as the town comes to life. Located in Sylvan Lake, this fantastic 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and lakeside charm.

From the moment you step inside, youâ€™re greeted by a bright, open-concept living space designed for both relaxation and entertaining. The modern kitchen flows effortlessly into the living and dining areas, creating the perfect spot to host friends or unwind after a long day. And with in-suite laundry, your daily routine is as easy as it gets. You will find two spacious bedrooms, including a primary suite with its own private bathroomâ€”a true retreat at the end of the day. Whether youâ€™re a working professional seeking a low-maintenance home or an investor looking for the ideal rental property, this unit is designed to fit your lifestyle.

Step outside, and the perks continue. A titled underground parking space ensures your vehicle is always safe and warm, while the buildingâ€™s fitness center means your workout is just steps away. And when youâ€™re ready to explore, youâ€™re only minutes from Pogadl Park and the Sylvan Lake Gulls Ball Stadium, not to mention the shopping, walking trails, and breathtaking waterfront that make this community so



special.

With easy access to Highway 11, commuting is a breeze, but with so much natural beauty and local charm at your doorstep, you may never want to leave. This is more than just a condo—it’s a lifestyle, and it’s waiting for you.

Built in 2008

Essential Information

MLS® #	A2197239
Price	\$195,000
Sold Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 3 Broadway Rise
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Heated Garage, Garage Door Opener, Titled, Underground

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Microwave, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding

Additional Information

Date Listed	March 2nd, 2025
Date Sold	March 11th, 2025
Days on Market	9
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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