

# \$274,900 - 307, 100 Lakeway Boulevard, Sylvan Lake

MLS® #A2223846

## \$274,900

2 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.03 Acres

Lakeway Landing, Sylvan Lake, Alberta

A 2 bedroom plus a den condo on the third floor of the Somerset building. The tiled front entryway greets you to the open style floor plan. Dark maple kitchen cabinets are complemented by full tile backsplash, stainless steel appliances, pot/pan drawers, a beverage fridge, a pantry and a raised eating bar. The dining room adjoins to the living room that features a gas fireplace and a large window overlooking trees. There is a south facing covered patio with a gas line and aluminum railings. The king sized primary bedroom has double sided walk through closets to the 4 piece ensuite. There is a second bedroom and a den. There is a nice sized laundry room with room for storage. The property includes a heated underground assigned parking stall with additional storage. The building offers dual lobbies, elevators, and a fitness centre.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2223846  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,094     |
| Acres          | 0.03      |
| Year Built     | 2006      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 307, 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 Spaces | 1                           |
| Parking        | Stall                       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard                                                                    |
| Cooling           | Other                                                                        |
| # of Stories      | 4                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Construction      | Stone, Vinyl Siding |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 23             |
| Zoning         | R3             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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