

# \$164,500 - 105, 3 Broadway Rise, Sylvan Lake

MLS® #A2236541

## \$164,500

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Beacon Hill, Sylvan Lake, Alberta

Low-maintenance living awaits in this inviting main-floor condo in a well-kept building in the charming town of Sylvan Lake. Ideally situated close to golf, swimming, fishing, and scenic walking paths, this unit offers an open-concept kitchen and dining area perfect for easy entertaining. It features a good-sized bedroom and a versatile den with its own closet, plus a full 4-piece bathroom that includes convenient stacking washer and dryer. Enjoy the on-site main floor gym to schedule your workouts at your own pace. For added security and convenience, the building offers intercom guest access and mail delivery right inside. Condo fees include Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, and Water. Please note, this is a no-pets building.

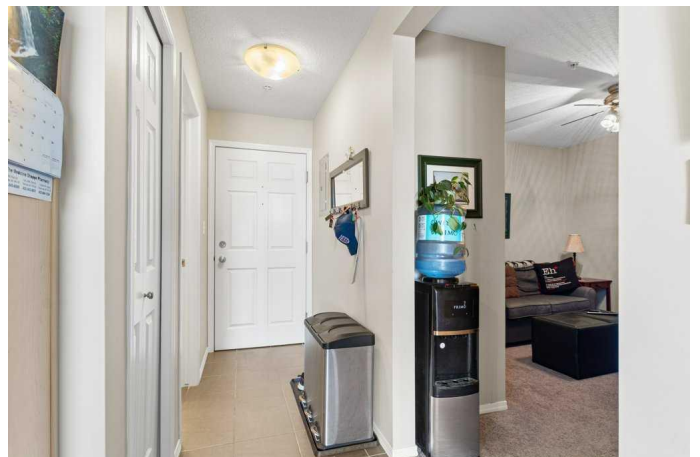
Built in 2008

## Essential Information

MLS® # A2236541

Price \$164,500

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	105, 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 Spaces	1
Parking	Assigned, Stall
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Elevator
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, Natural Gas, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Construction	Brick, Vinyl Siding

### Additional Information

Date Listed	July 4th, 2025
Days on Market	9

Zoning

R3

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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