

# \$179,900 - 303, 3 Broadway Rise, Sylvan Lake

MLS® #A2191586

**\$179,900**

2 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.04 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to this well-appointed third-floor condo in the desirable Beacon Hills community. Featuring 2 bedrooms and 1 bathroom, this home offers a bright and open layout with a modern kitchen boasting ample cabinet and counter space. The primary bedroom provides enough room for a king-sized bed and the East facing balcony is a phenomenal spot for morning sunrises!

Enjoy underground heated parking, a balcony with a gas hookup, and close proximity to schools, shopping, and amenities. Ideal for first-time buyers, investors, or those looking to downsize in a fantastic location!

Built in 2009

## Essential Information

MLS® #	A2191586
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	765
Acres	0.04
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active



## Community Information

Address	303, 3 Broadway Rise
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0G9

## Amenities

Amenities	Elevator(s), Other, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, See Remarks, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame, Vinyl Siding

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	103
Zoning	R3

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.