

# **\$299,800 - 402, 100 Lakeway Boulevard, Sylvan Lake**

MLS® #A2214787

**\$299,800**

3 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.00 Acres

Lakeway Landing, Sylvan Lake, Alberta

72 Hour Clause in affect SPECTACULAR SOMMERSET! This spacious home (1,285 sq ft) features 3 Bedrooms, 2 Full Baths + Flex Room (ideal for home office or den) - one of the largest floor plans in the Building. This property has NEW LUXURY VINYL TILE FLOORING & has been FRESHLY PAINTED. Large Kitchen w/ Stainless Steel Appliances (including wine chiller/beverage centre) and plenty of cabinets & counter space. BRIGHT & SUNNY SUITE w/ EAST Windows throughout. Covered Balcony is sizeable w/ GAS BBQ LINE & partial Lake Views. TWO (2) PARKING STALLS: 1 Underground w/ Storage Cage + 1 Surface Stall. Both Stalls are conveniently located near the elevator & entrance. Bonus Features: TOP FLOOR, GAS FIREPLACE, IN-SUITE LAUNDRY, ONSITE MANAGER, 2 ELEVATORS & FITNESS CENTRE. Bring your furry friend - PET FRIENDLY BUILDING! Strong sense of community & enhanced security system at main doors and parkade doors can be found here. Situated in the neighbourhood of Lakeway Landing, this home is within walking distance of park areas with pathways and recreational fields. Easy access to Town services, Off Leash Park, Sylvan Lake Golf & Country Club as well as Highway 11 for travel to Red Deer (only 15 mins. drive away) and surrounding areas. Enjoy all that Sylvan Lake has to offer year round, from swimming and boating in the summer to ice fishing in the winter.



Built in 2008

## Essential Information

MLS® #	A2214787
Price	\$299,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,285
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	402, 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, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Vinyl Windows, Elevator
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

# of Stories            4

## Exterior

Exterior Features    Balcony

Construction        Vinyl Siding, Wood Frame

## Additional Information

Date Listed           April 25th, 2025

Days on Market      15

Zoning                R3

## Listing Details

Listing Office        RE/MAX real estate central alberta

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