

**107, 50 Lucky Place  
Sylvan Lake, Alberta**

**MLS # A2225989**



**\$304,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Standard Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 316

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave, washer & dryer

Welcome to #107, 50 Lucky Place in Sylvan Lake! This charming 2-storey END UNIT condo is move-in ready and loaded with value. Featuring 3 bedrooms, 1.5 bathrooms, and a spacious primary bedroom with walk-in closet. The bright kitchen has a ton of cabinet space and there is also a patio coming off of the dining area. Recent updates include: NEW high-efficiency furnace (~\$5,000), reverse osmosis water system, front-load washer & dryer, kitchen garburator, LG ThinQ fridge with water dispenser, instant hot water at the sink, pull-out wire shelving, extended built-in shelving in all storage closets, and updated lighting throughout. Enjoy low-maintenance living with very low condo fees in a well-kept complex. Close to the lake, schools, parks, and amenities &mdash; this is an excellent opportunity for first-time buyers, investors, or anyone looking to downsize. Affordable. Updated. Turnkey.