

**207, 100 Lakeway Boulevard  
Sylvan Lake, Alberta**
**MLS # A2270588**

# \$269,900



<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Stall, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Fridge, stove, dishwasher, microwave, stacking washer/ dryer, window coverings.

A 2 bedroom plus a den condo on the second floor of the Sommerset 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 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 and an outside parking stall also. The building offers dual lobbies, elevators, and a fitness centre.