

403, 3 Broadway Rise
 Sylvan Lake, Alberta

MLS # A2271315



\$179,900

Division:	Beacon Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating: Boiler, Hot Water

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 484

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

Very clean and well-maintained investment property in the beautiful community of Beacon Hill, Sylvan Lake. This top-floor condo offers 2 bedrooms, 1 bathroom, and an open-concept kitchen and living area. The southeast-facing balcony brings in plenty of natural light, creating a warm and inviting space. The building is clean, well-managed, and loaded with conveniences, including titled underground parking stall, on-site gym facility, in-building mail services, intercom guest access, in-unit laundry, plenty of visitor parking. Enjoy low-maintenance living close to all of Sylvan Lake's best amenities—golf, shopping, restaurants, boating, schools, and beautiful walking paths. Condo fees include: common area maintenance, insurance, parking, professional management, reserve fund contributions, sewer, water, and snow removal. Please note: this is a NO-PETS building. Perfect for first-time buyers, downsizers, or investors looking for a turnkey rental opportunity in a thriving community.