

107, 50 Lucky Place
Sylvan Lake, Alberta

MLS # A2225989



\$304,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

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 — this is an excellent opportunity for first-time buyers, investors, or anyone looking to downsize. Affordable. Updated. Turnkey.