

103, 100 Lakeway Boulevard  
Sylvan Lake, Alberta

MLS # A2200023



**\$259,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	29-38-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers		

**Inclusions:** N/A

Check out this fantastic 2-bedroom, 2-bathroom + flex room unit in Sommerset at Lakeway Landing! This main-floor Unit 103 offers an open-concept layout with a well-designed kitchen featuring plenty of cabinets, counter space, and a raised eating bar. The kitchen flows into the dining and living areas—perfect for entertaining! The living room boasts a cozy gas fireplace and access to the private deck. The spacious primary bedroom includes a walk-through closet and a 4-piece ensuite. The additional flex room provides endless possibilities—home office, extra bedroom, or family room! Flooring throughout the unit is a combination of carpet and ceramic tile. Enjoy quick access to Highway 11, making travel east or west a breeze. Plus, you’re close to walking trails, parks, and local amenities. The unit comes with two parking stalls—one heated underground and one surface stall. The building also offers great amenities, including a fitness room, two elevators, and extra storage.