

# \$179,900 - 303, 3 Broadway Rise, Sylvan Lake

MLS® #A2191586

**\$179,900**

2 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.04 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to this well-appointed third-floor condo in the desirable Beacon Hills community. Featuring 2 bedrooms and 1 bathroom, this home offers a bright and open layout with a modern kitchen boasting ample cabinet and counter space. The primary bedroom provides enough room for a king-sized bed and the East facing balcony is a phenomenal spot for morning sunrises!

Enjoy underground heated parking, a balcony with a gas hookup, and close proximity to schools, shopping, and amenities. Ideal for first-time buyers, investors, or those looking to downsize in a fantastic location!

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191586    |
| Price          | \$179,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 765         |
| Acres          | 0.04        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303, 3 Broadway Rise |
| Subdivision | Beacon Hill          |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S0G9               |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Other, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Parkade, Underground                |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Pantry, See Remarks, Laminate Counters |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                      |
| Heating           | Hot Water   |
| Cooling           | None  |
| # of Stories      | 4   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Construction      | Wood Frame, Vinyl Siding |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 91                 |
| Zoning         | R3                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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