

# \$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	99
Zoning	R3

## Listing Details

Listing Office	eXp Realty
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