

# \$319,900 - 406, 100 Lakeway Boulevard, Sylvan Lake

MLS® #A2234420

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to this exceptional top-floor (penthouse) condo in the sought-after Sommerset building, offering one of the largest floor plans available at over 1,280 square feet.

This spacious and sun-filled home features two bedrooms, two full bathrooms, and a flexible bonus room perfect for a home office, reading nook, or guest space. Original Owner. The main living area showcases newer hardwood flooring, while the open-concept kitchen is equipped with modern appliances, a wine chiller, abundant cabinet storage, and generous counter space—ideal for both daily living and entertaining. Primary Bedroom is spacious and offers space for king size bed and furniture. The 3PC Ensuite has been updated with better access to bathe with tiled walk-in shower and safety railings.

Large southeast-facing windows bathe the entire suite in natural light, creating a bright and welcoming atmosphere throughout. Step outside to enjoy not one, but two private balconies, one of which includes a gas line for your BBQ and offers tranquil views of the surrounding wetlands. Additional highlights include an electric fireplace, in-suite laundry (with storage), and a secure, heated underground parking stall with a convenient storage cage located near the elevator.

Residents enjoy access to two elevators, a fully equipped fitness centre, and the presence of an on-site building manager for added



peace of mind. The building is pet-friendly and features enhanced security at both the main entrance and parkade doors, fostering a strong sense of community.

Located in the desirable Lakeway Landing neighbourhood, this condo is within walking distance of scenic parks, pathways, and recreational fields. Youâ€™ll also have easy access to local amenities, the off-leash dog park, Sylvan Lake Golf & Country Club, and Highway 11â€”making travel to Red Deer and surrounding areas quick and convenient. Whether you're boating in the summer or ice fishing in the winter, this home puts all of Sylvan Lakeâ€™s year-round outdoor activities right at your doorstep.

Built in 2006

**Essential Information**

MLS® #	A2234420
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

**Community Information**

Address	406, 100 Lakeway Boulevard
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County

Province	Alberta
Postal Code	T4S0A4

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	R3

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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