

\$179,900 - 403, 3 Broadway Rise, Sylvan Lake

MLS® #A2271315

\$179,900

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.04 Acres

Beacon Hill, Sylvan Lake, Alberta

Very clean and well-maintained investment property in the beautiful community of Beacon Hill, Sylvan Lake. This top-floor condo offers 2 bedrooms, 1 bathroom, and an open-concept kitchen and living area. The southeast-facing balcony brings in plenty of natural light, creating a warm and inviting space. The building is clean, well-managed, and loaded with conveniences, including titled underground parking stall, on-site gym facility, in-building mail services, intercom guest access, in-unit laundry, plenty of visitor parking. Enjoy low-maintenance living close to all of Sylvan Lake's best amenities—golf, shopping, restaurants, boating, schools, and beautiful walking paths. Condo fees include: common area maintenance, insurance, parking, professional management, reserve fund contributions, heat, sewer, water, and snow removal. Please note: this is a NO-PETS building. Perfect for first-time buyers, downsizers, or investors looking for a turnkey rental opportunity in a thriving community.

Built in 2008

Essential Information

MLS® #	A2271315
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	759
Acres	0.04
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 3 Broadway Rise
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	R3

Listing Details

Listing Office	CIR Realty
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