

\$339,900 - 6 Inglis Crescent, Sylvan Lake

MLS® #A2069174

\$339,900

3 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION IS AVAILABLE. TURN KEY PROPERTY WITH VINYL FENCE, LANDSCAPING AND 6 APPLIANCES INCLUDED-JUST MOVE IN! Why not live near the lake! Brand new 3 bedroom, 3 bathroom townhome located on a quiet close in popular Iron Gate subdivision. With close proximity and walkability to all shopping and other essential amenities, you'll love the convenience. The main floor has an open kitchen/living room/dining area floor plan. The kitchen has a central island and come with stainless steel stove, fridge, dishwasher and microwave. Just off the kitchen you will find a 3 piece bathroom across garden from door leading to the rear west facing deck (with aluminum railing). The rear yard is full fenced with vinyl fencing and the property comes fully landscaped with a paved rear alley and 2 car parking pad. The main floor is finished in luxury vinyl plank flooring. Upstairs you will find three bedrooms including a large primary bedroom with 4 piece ensuite and walk in closet. There is an additional 4 piece bathroom just off the other two bedrooms. The upper floor laundry is very convenient and comes with a full size stacked washer/dryer. Upper flooring is carpet. Need more space.....The builder will finish the basement (custom quote) to include an additional 4 piece bathroom, bedroom and family room (see photos for optional basement floor plan). Want a garage? No problem, seller will build a garage based on custom quote. "NEW HOME ADVANTAGE"-10 YEAR NEW



HOME WARRANTY, ENERGY EFFICIENT
HOME WITH HRV AND SPRAY FOAM
INSULATION, HIGH EFFICIENCY
APPLIANCES, ZERO MAINTENANCE
EXTERIOR-NEW SAVES MONEY!

Built in 2023

Essential Information

MLS® #	A2069174
Price	\$339,900
Sold Price	\$336,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,
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	Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2023
Date Sold	November 12th, 2023
Days on Market	108
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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