

\$439,900 - 13 Ian Way, Sylvan Lake

MLS® #A2077514

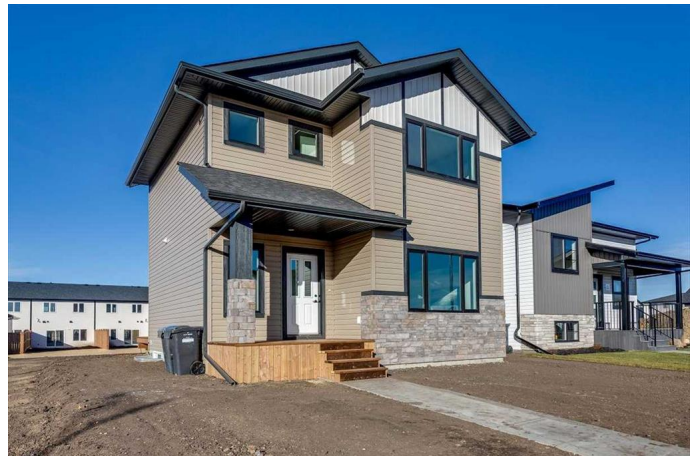
\$439,900

3 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Listed @ drywall stage but now it's ready for Immediate Possession! Take the stress out of life by purchasing a brand new home with Alberta New home Warranty included! SUPER CUTE NEW 2 STOREY HOME by Asset Builders 2015 Corp, winner of the 2024 Builders of the Year award, this 3 bedroom, 3 bath home w/nice curb appeal & covered front verandah. Bright & open floor plan w/vinyl flooring throughout the main level & energy efficient Triple Pane windows has amazing flow & lots of natural light. The nice sized entryway opens into your living room /dining area/kitchen. Living room is spacious & will fit your large sectional & enough room in your dining space for all your guests! This awesome kitchen w/large pantry & Center island, under cabinet lighting, 4 appliances (with microwave vented outside!) & quartz countertops...Perfect For Entertaining, or for cozy family dinners. 1/2 bath on main, near back large entrance for easy backyard cleanup. 10'x12' rear deck w/aluminum railing, & north facing backyard, + 2 stall gravel parking pad, with room for a large future garage, & RV Parking! 3 bedrooms upstairs! Spacious primary bedroom features double closets & a full 4 pce ensuite. The 2 other bedrooms are of equal size, perfect for kids! A Full bath & there is UPPER FLOOR LAUNDRY. The Basement is open for future family room/entertainment space, bathroom & another bdrm, & has 2 windows. High efficient furnace & electric hot water tank & another hook up area for side by side laundry if



preferred. GST included w/rebate to builder.
Top soil to grade. Taxes to be assessed.
Move in & enjoy lower utility bills this year in
this newly built home!

Built in 2023

Essential Information

MLS® #	A2077514
Price	\$439,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Amenities	RV/Boat Storage
Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Shingle Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2023
Date Sold	July 12th, 2024
Days on Market	316
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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