

\$338,700 - 13 Inglis Crescent, Sylvan Lake

MLS® #A2088796

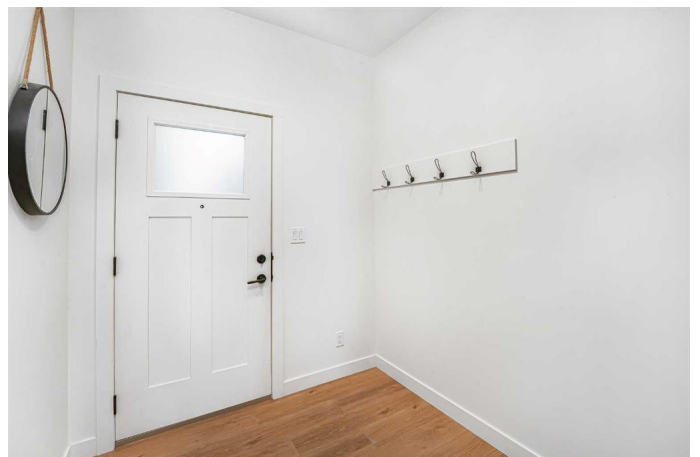
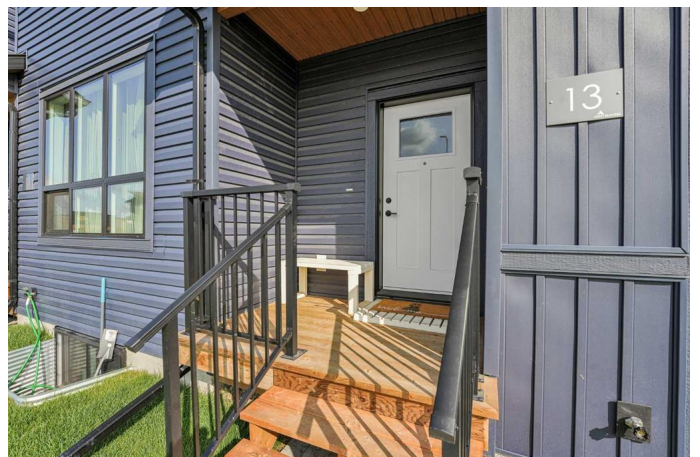
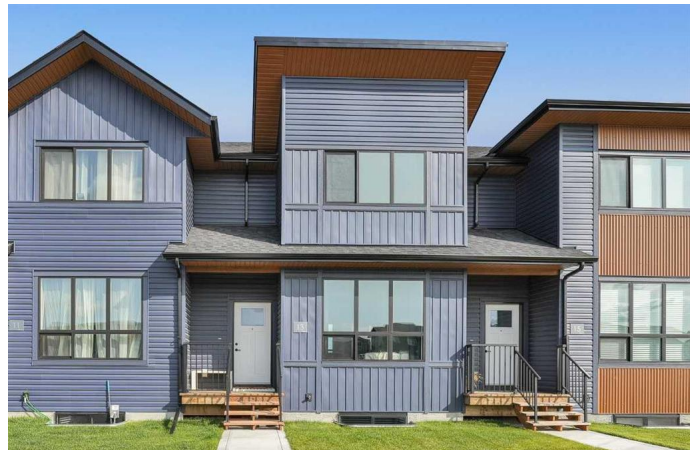
\$338,700

3 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

VINYL FENCE & LANDSCAPED | 6 APPLIANCES | QUARTZ COUNTER TOPS | TRIPLE-PANE WINDOWS ~ Welcome to your dream home in Sylvan Lake, Alberta! This stunning townhome in the new Iron Gate area is the epitome of modern living and convenience. As you step onto the front deck, you'll feel the promise of a fresh start. This turnkey property is a masterpiece, already coming with a vinyl fence, pristine landscaping, and six included appliances – making your move effortless. Inside, a spacious entry leads to an open and bright layout with high ceilings and abundant natural light pouring through energy-efficient triple-pane windows. Enjoy the elegant vinyl plank flooring that graces the main floor and the plush carpeting in the bedrooms. The kitchen is the heart of the home, featuring an expansive island with extended Quartz countertops and a built-in pantry. The dining room is perfect for family gatherings, and a separate mudroom with a half bath leads to your back deck perfect for BBQs. Upstairs, discover convenient laundry, two well-sized bedrooms, a full main bath, and a primary bedroom with a walk-in closet and a full 4-piece ensuite. Extra hallway closets make the most of your space. The basement is your canvas, ready for your creative touch. There's room for a future bedroom, bath, and family room, all bathed in natural light. Plus, ample storage space for your needs. This property's potential doesn't stop there; a single detached garage can be



added in the future. Don't miss this opportunity to be part of a new neighbourhood that's close to shopping, dining, and Highway 20. Say goodbye to the stress of older homes and embrace the comfort and style of this brand-new townhome. Alberta New Home Warranty and remaining builder warranty guarantee peace of mind. Make this beautiful townhouse your new home today!

Built in 2023

Essential Information

MLS® #	A2088796
Price	\$338,700
Sold Price	\$337,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	13 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 10th, 2023
Days on Market	21
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.