

\$310,000 - 19 Iron Gate Boulevard, Sylvan Lake

MLS® #A2091181

\$310,000

3 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Nestled in the heart of Sylvan Lake, this 3-bedroom townhouse, built in 2019, is a true gem that seamlessly combines modern aesthetics with practical functionality. As a potential homeowner or investor, you'll find this property to be the perfect blend of style, convenience, and investment potential. The moment you step inside, you'll be greeted by the contemporary charm of this meticulously designed townhouse. The modern color palette creates an inviting atmosphere, making you feel right at home from the very beginning. The open-concept layout enhances the spaciousness of the living areas, making it an ideal space for entertaining guests or spending quality time with your family.

One of the standout features of this property is its suitability as a starter home. The three well-appointed bedrooms provide ample space for a growing family or for those looking for extra room to set up a home office. The master bedroom, in particular, offers a serene retreat, ensuring you have a peaceful haven to relax after a long day.

Moreover, this townhouse is not just a delightful place to live but also an excellent investment opportunity. Whether you're a first-time buyer or a seasoned investor.

Location is key, and this property certainly delivers. Situated close to shopping centers, you'll enjoy the convenience of having essential amenities right at your doorstep.

Imagine the ease of running errands, dining at



local restaurants, or enjoying a leisurely shopping spree, all within a stone's throw from your home. Being part of the excitement in Sylvan Lake has never been this convenient! In summary, this 3-bedroom townhouse is more than just a property; it's a lifestyle choice. Whether you're starting a new chapter of your life, expanding your family, or looking for a savvy investment opportunity, this modern home is the perfect canvas for your dreams. Don't miss the chance to be part of the vibrant community in Sylvan Lake—schedule a viewing today and make this townhouse your own. Your ideal home and investment journey begins here!

Built in 2019

Essential Information

MLS® #	A2091181
Price	\$310,000
Sold Price	\$300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,297
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	19 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta

Postal Code	T4S 0T6
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Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	November 1st, 2023
Date Sold	January 26th, 2024
Days on Market	85
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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