

\$304,900 - 22 Irvin Way, Sylvan Lake

MLS® #A2097970

\$304,900

3 Bedroom, 3.00 Bathroom, 1,270 sqft
Residential on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

Under construction these affordable townhomes are designed to fit your budget. Walking distance to shopping and restaurants.

These slab on grade homes offer all the modern amenities, perfect for first time home buyers or downsizing. As you enter this home you will notice the 9 foot ceilings. No condo fees, will be sodded and partially fenced (seasonal) with off street parking. Gorgeous vinyl plank flooring adorns the main living area, along with large living room windows which provide plenty of natural light. Kitchen features gorgeous cabinetry with full tile backsplash and a sit up island. Ample size dining area with access to your south exposure backyard. A 2 piece bath and storage under stairs complete this level. Upstairs features 3 generous sized bedrooms, including a master with walk in closet and 3 piece ensuite. A convenient upper floor laundry completes this level.



Built in 2023

Essential Information

MLS® #	A2097970
Price	\$304,900
Sold Price	\$304,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,270
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	22 Irvin Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Walk-In Close
Appliances	Dishwasher, Electric Stove, M
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	December 16th, 2023
Date Sold	February 26th, 2024
Days on Market	70
Zoning	R-3



HOA Fees 0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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