

\$399,000 - 59 Iron Gate Boulevard, Sylvan Lake

MLS® #A2101162

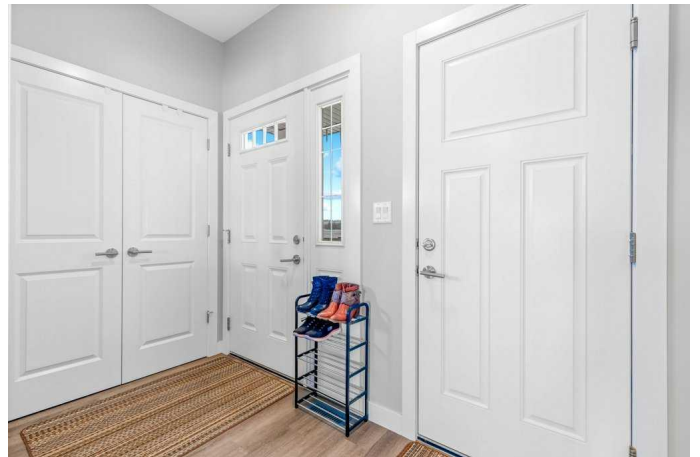
\$399,000

3 Bedroom, 4.00 Bathroom, 1,290 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Fantastic home for First Time Buyer or Investor! Built in 2022, this modern end unit is simply beautiful, with the added bonus of it's corner lot. The duplex design is crisp, clean and offers great curb appeal. The large entry way leads you to an open concept floor plan, perfect for family life. The kitchen features crisp white cabinetry, a pantry closet, corner sink with accent window, and stainless steel appliances. Dine inside or step through the garden door to enjoy the deck, complete with gas hook up for easy grilling. Overlook the fenced and landscaped backyard with room for a second garage. Entertain with ease with the flow of this floor plan. The main level is completed with the convenience of a 2-piece powder room. Upstairs you will find three generous bedrooms. The spacious primary bedroom features a beautiful picture window, large walk-in closet and a 3-piece bathroom. An ideal family zone, an additional 4-piece bathroom is an added bonus to this upper level. The basement boasts a fantastic rec room with large windows providing loads of natural light. The craft room could be easily converted into an additional bedroom. The 3-piece bathroom is perfect for accommodating company. This lower level comes complete with a large utility/storage room and laundry. Keep your car cozy this winter in the finished and attached garage. Additional upgrades include a high efficiency furnace, direct vented 80 gallon 4500 watt hot water tank, window treatments, and Energy



Star Alpha Star Series Argon Glass Windows.
Pride of ownership and attention to detail is
apparent in this beautiful duplex. Move in, put
your feet up, and enjoy this fantastic home.

Built in 2022

Essential Information

MLS® #	A2101162
Price	\$399,000
Sold Price	\$390,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,290
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	59 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0T6

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	May 22nd, 2024
Days on Market	131
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
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