

\$369,000 - 37 Iron Gate Boulevard, Sylvan Lake

MLS® #A2103407

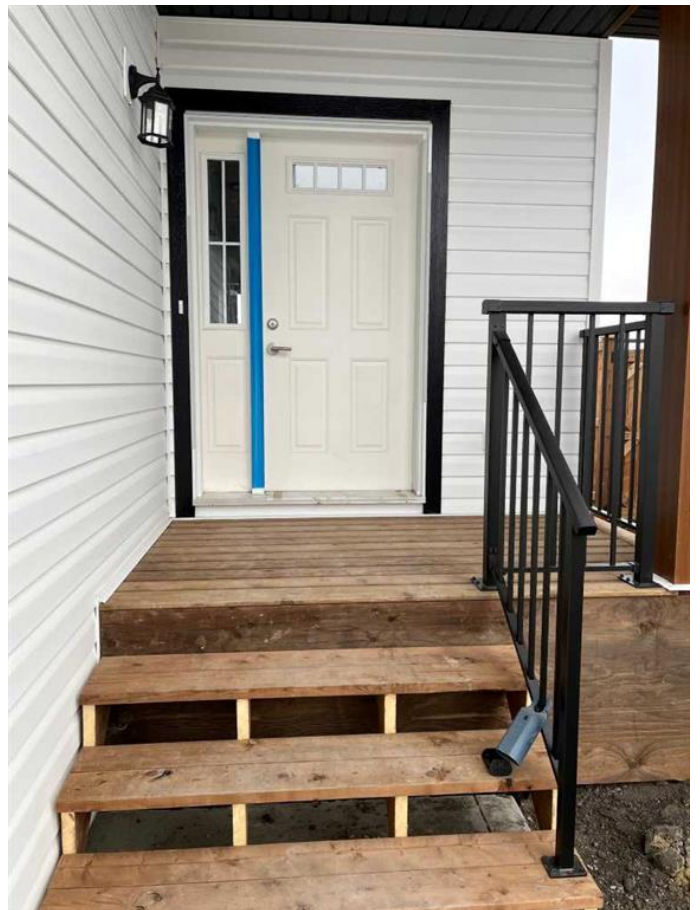
\$369,000

3 Bedroom, 3.00 Bathroom, 1,333 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Fantastic home for First Time Buyer or investor! This brand new build is simply beautiful. The duplex design is crisp, clean and offers great curb appeal with a very functional floorplan. The large entry way leads you to an open concept floor plan, perfect for family life. The kitchen offers a pantry closet, corner sink with accent window, custom cabinetry, and stainless steel appliances. Dine inside or step through the garden door to enjoy the private deck. This main level is complete with a 2-piece powder room. Upstairs you will find three generous bedrooms. The primary suite features a beautiful picture window, large walk-in closet and a 3-piece bathroom. An additional 4-piece bathroom is an added bonus to this upper level. The large basement awaits your finishing touches. A 4-piece bathroom and central vac all completely roughed in. This lower level comes complete with a large utility/storage room. Keep your car cozy this winter in the large finished and attached garage. Additional upgrades include a high efficiency furnace, direct vented 80 gallon 4500 watt hot water tank, and Energy Star Alpha Star Series Argon Glass Windows. Photos are from the identical unit 39 next door.



Built in 2023

Essential Information

MLS® #

A2103407

Price	\$369,000
Sold Price	\$362,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	37 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Level
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed January 24th, 2024
Date Sold February 26th, 2024
Days on Market 33
Zoning R5A
HOA Fees 0.00

Listing Details

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



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.