

\$499,900 - 10 Ian Way, Sylvan Lake

MLS® #A2103848

\$499,900

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.11 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE! This gorgeous BRAND NEW 1227 sq. ft. 2 bedroom 2 bathroom bi-level is located in desirable Iron Gate subdivision backing onto a future green space. With close proximity to all shopping amenities (walking distance), a 3 minute drive to the lake and easy highway access, you will love this location. The main floor of this home has a bright open kitchen/living room design finished in laminate flooring. The kitchen comes complete with a huge island, quartz counter tops, stainless steel appliance, a walk in pantry. There is a garden door leading to a sunny south facing deck (Future deck) right off the kitchen. The living room/dining room area is spacious with a fabulous linear electric fireplace and feature wall. Main floor laundry is a must, and this home has it-complete with washer dryer. The master bedroom has a huge walk in closet with MDF shelving organizers and a 4 piece ensuite with his/hers sinks and a large walk in shower. The basement is open for development and is ideal for an additional two bedrooms, large family room and 4 piece bathroom (Potential basement plan in photos-ask for custom quote). Home also comes with 10 year new home warranty, roughed in under slab heat, roughed in central vac, gas line to future deck, paved rear lane. "NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH HRV AND SPRAY FOAM INSULATION, HIGH EFFICIENCY



APPLIANCES, ZERO MAINTENANCE
EXTERIOR-NEW SAVES MONEY!

Built in 2023

Essential Information

MLS® #	A2103848
Price	\$499,900
Sold Price	\$564,476
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	10 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Through
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Greenbelt, No Neighbours Behind, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	February 14th, 2024
Days on Market	19
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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