

\$354,900 - 53 Iron Gate Boulevard, Sylvan Lake

MLS® #A2105392

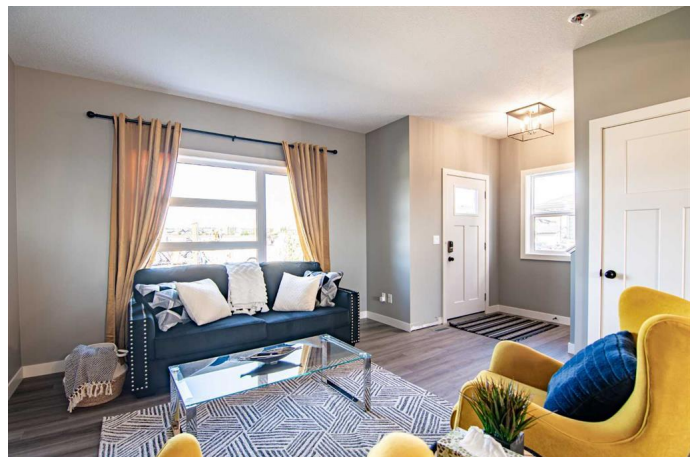
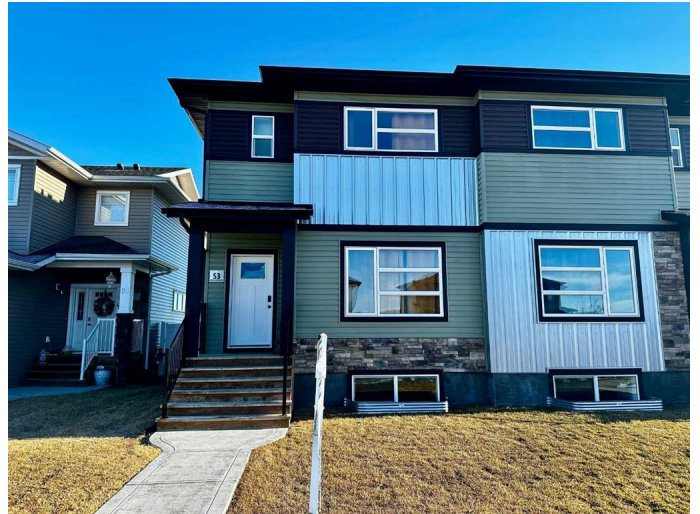
\$354,900

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Nestled in the welcoming community of Ironside, just moments away from the tranquil shores of Sylvan Lake, this stunning 2-story half duplex offers a captivating blend of comfort and elegance. Boasting 1348 square feet of meticulously maintained living space, this residence features 3 bedrooms, 3 baths, and an array of enticing amenities. The interior welcomes you with an open floorplan on the main level, adorned with pristine vinyl flooring that extends throughout the space. This design allows for seamless transitions between the spacious living area and the large kitchen, complete with a central island—an entertainer's dream. Upstairs, three inviting bedrooms await, including a primary suite with a generous 4-piece ensuite and a walk-in closet. Convenience is key, with an upstairs laundry room to streamline daily chores. Stepping outside, you'll find a private backyard oasis complete with vinyl fencing and a deck, a perfect setting for relaxing and entertaining. This unit comes fully furnished with dishes and all amenities, offering the ease of Airbnb hosting or a turnkey solution for a family eager to embark on their homeownership journey. Nestled in Ironside, you'll enjoy all the benefits of this charming community while still having Sylvan Lake's amenities and natural beauty within reach. Whether you're a watersports enthusiast, a golf lover, or seeking a peaceful lakeside escape, this location caters to all. *** Notably, 53 and 55 Iron Gate Blvd can be purchased together or individually.



Built in 2022

Essential Information

MLS® #	A2105392
Price	\$354,900
Sold Price	\$347,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	53 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	February 16th, 2024
Days on Market	14
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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