

\$399,900 - 11 Ian Way, Sylvan Lake

MLS® #A2108529

\$399,900

3 Bedroom, 2.00 Bathroom, 1,139 sqft
Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

LIVE AT THE LAKE, IMMEDIATE POSSESSION AVAILABLE!!! Brand new 1139 sq. ft. 3 bedroom 2 bathroom bi-level located in Iron Gate subdivision with close proximity to all amenities and a few blocks from the lake. The fabulous home has an open kitchen/living room/dining room floor plan with 9ft ceilings. The kitchen has granite centre island, pantry, and comes complete with stainless steel stove/fridge/dishwasher/microwave. Just off the kitchen is a garden door to a rear 12x13 deck. The kitchen living room/dining room are finished in vinyl plank flooring. The master bedroom is spacious with a large walk-in closet and a 4 piece bathroom. The additional two bedroom on the main floor have a 4 piece bathroom located between them. Bedrooms are finished with carpet flooring. This lot is quite deep with plenty of room for a double detached garage. Comes with a 2 car rear gravel parking pad and alleys are paved. Other great features include washer/dryer, front sod, roughed in under slab heat in basement, roughed in central vac. Need more living space? Turn this into a 5 bedroom home with a large living room, 2 additional bedrooms and a 4 piece bathroom in the basement for a price of \$43700.00 plus GST (example plan in photos). GST is included in the price with rebate to the builder. "NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH SPRAY FOAM INSULATION, HIGH EFFICIENCY APPLIANCES, ZERO



MAINTENACE EXTERIOR-NEW SAVES
MONEY!

Built in 2023

Essential Information

MLS® #	A2108529
Price	\$399,900
Sold Price	\$392,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	11 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, City Lot, Street Lighting
Roof Asphalt Shingle
Construction Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 17th, 2024
Date Sold March 28th, 2024
Days on Market 40
Zoning R5
HOA Fees 0.00

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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