

\$369,900 - 42 Iron Gate Boulevard, Sylvan Lake

MLS® #A2112509

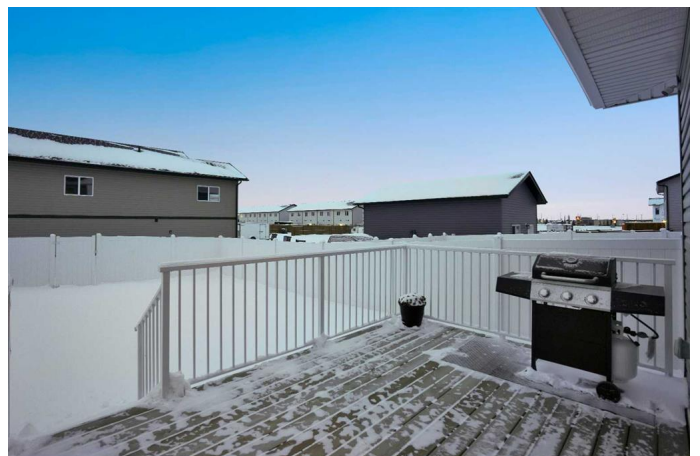
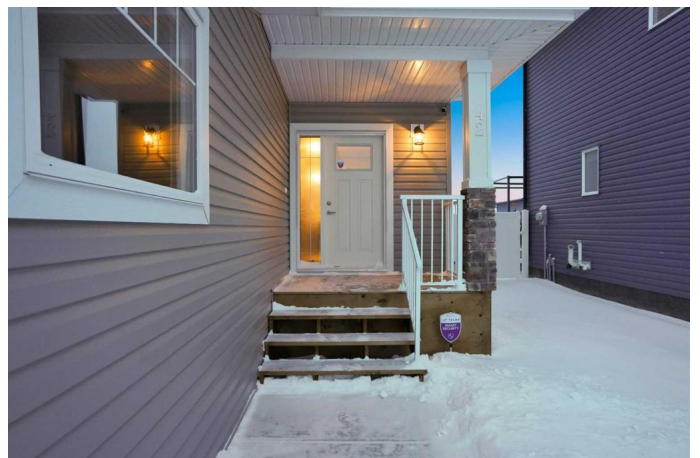
\$369,900

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Presenting 42 Iron Gate Boulevard - a modern sanctuary that combines comfort, style, and the convenience of suburban living with the tranquility of a lakeside community. This almost new semi-detached home, nestled in the serene Iron Gate subdivision of Sylvan Lake, offers a perfect blend of modern design and functional living space, making it an ideal choice for first-time buyers or those seeking a fresh start. Built in 2022, this two-storey duplex spans 1,337 square feet of meticulously designed living space including three spacious bedrooms all with Hunter Douglas blackout blinds. The primary suite is complete with a picturesque window, a walk-in closet, and a 4-piece ensuite bathroom. An additional 4-piece bathroom on the upper level further enhances the comfort of this home. The heart of this home is its open concept main floor featuring a sleek kitchen equipped with stainless steel appliances, cabinetry, adorned with crown molding and ample storage. This outdoor space, complete with vinyl fence, front and back sod, and a gas hook-up, invites you to enjoy warm summer evenings and effortless grilling. The home also includes a finished, attached garage, ensuring your vehicle stays protected throughout the year. Located in a friendly neighborhood known for its sense of community and safety, this property is conveniently close to the lake, providing easy access to daily lake visits without the bustle of tourist traffic. Essential amenities, including shopping centers, fast food outlets, a fitness



center, and a movie theatre, are within walking distance, ensuring everything you need is at your fingertips. Experience the joy of modern living in a vibrant community.

Built in 2022

Essential Information

MLS® #	A2112509
Price	\$369,900
Sold Price	\$362,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	42 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 4th, 2024
Days on Market	29
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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