

\$373,000 - 51 Iron Gate Boulevard, Sylvan Lake

MLS® #A2124029

\$373,000

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Fantastic home for First Time Buyer or Investor! Iron Gate is a lovely new neighborhood, central to shopping, schools, and restaurants. It also provides easy access to highways 11, 11A, and 20. Built in 2021, this modern duplex design is crisp, clean and offers great curb appeal. Keep your car cozy in the finished and attached garage. The large entry way leads you to an open concept floor plan, perfect for family life. The kitchen features gorgeous grey cabinetry, a pantry closet, corner sink with accent window, and stainless steel appliances. Dine inside or step through the garden door to enjoy the expansive tiered deck, along with the shelter of a gorgeous gazebo. Overlook the fully fenced backyard, perfect for the pets and children to play. Entertain with ease with the flow of this interior floor plan into the outdoor lounging space. The main level is completed with the convenience of a 2-piece powder room. Upstairs you will find three generous bedrooms. The spacious primary bedroom features a beautiful picture window, large walk-in closet and a 3-piece bathroom. An ideal family zone with a 4-piece bathroom as an added bonus to this upper level. The basement is a blank canvas, awaiting your finishing touches. Laundry can be found on this lower level. Additional upgrades include a high efficiency furnace, direct vented 80 gallon 4500 watt hot water tank, window treatments, and Energy Star Alpha Star Series Argon Glass Windows. Pride of ownership and



attention to detail is apparent in this beautiful home. Don't wait, add this lovely duplex to your list!

Built in 2021

Essential Information

MLS® #	A2124029
Price	\$373,000
Sold Price	\$363,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	51 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J6

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	R5
HOA Fees	0.00

Listing Details

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