

\$299,900 - 21 Iron Gate Boulevard, Sylvan Lake

MLS® #A2125182

\$299,900

4 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Welcome to the new community of Iron Gate! This adorable end unit townhome offers a range of appealing features with NO CONDO FEES, making it a versatile and attractive option for potential buyers: The open concept design creates a spacious and inviting living area, perfect for modern lifestyles and entertaining. The kitchen features a double-duty island that serves as both a workspace and a snack bar. It includes stainless steel appliances, plenty of cabinets, lots of counter space, and a pantry for storage.

A private deck off the main area is ideal for outdoor dining, BBQs, or simply enjoying the fresh air. The graciously sized primary bedroom is conveniently located on the main level, offering two closets and easy access to the 4-piece bathroom. The lower level boasts three more bedrooms, each with huge closets, providing plenty of space for family members, guests, or home offices. In addition to the bedrooms, the lower level includes a 4-piece bathroom and a laundry area for added convenience. The property features a fully landscaped lot with artificial turf, paved sidewalks, and a fenced yard, minimizing the need for ongoing maintenance. Three parking spots are available out back, ensuring ample space for residents and guests. This townhome is an excellent option for first-time buyers looking to enter the housing market with a comfortable and manageable property. With multiple bedrooms and amenities, this townhome could also serve as a



revenue-generating property for investors or those looking to rent out rooms. For individuals or couples looking to downsize, this property offers a convenient and low-maintenance living space without compromising on comfort. The property is ready for immediate possession, allowing for a quick and seamless transition for new owners. Overall, this end unit townhome in Iron Gate offers a blend of functionality, comfort, and convenience, making it an appealing choice for a range of buyers. Whether it's as a starter home, revenue property, or downsizing option, the property's features, layout, and immediate availability make it a versatile and attractive investment.

Built in 2018

Essential Information

MLS® #	A2125182
Price	\$299,900
Sold Price	\$310,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	21 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	April 29th, 2024
Days on Market	6
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Red Key Realty & Property Management
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