

\$439,900 - 9 Ian Way, Sylvan Lake

MLS® #A2128911

\$439,900

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Brand New Family Home in the growing neighborhood of Iron Gate. This fabulous home, built by 2024 Builder of the Year Asset Builders Corp. is ready for your summer fun! Step up on this covered front verandah into the bright entry leading to this open floor plan & check out this 3 bdrm, 2 bath bi-level. The kitchen features maple cabinetry with plenty of storage in this chef's favorite U-shaped design, quartz countertops with extended eating bar, 4 stainless appliances included & the microwave is vented to exterior. Living room & dining area are open to each other which allows you to extend into either space as you have your large family gatherings. Primary bedroom is a nice size, features a walk in closet & a 3 piece bathroom. 2 more good sized bedrooms with another full bath finish this level. Downstairs is open for your inspiration & is planned for 2 more bedrooms, another bath & laundry/furnace room with huge windows downstairs for tons of natural light. Home has vinyl plank flooring throughout the main living area & carpeting in the bedrooms & triple pane windows. Outside the front sod will be completed for you, in the back yard there is plenty of room for a large double detached garage off the paved back alley. Home will be ready for May 31st possession.



Built in 2024

Essential Information

MLS® #	A2128911
Price	\$439,900
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	August 17th, 2024
Days on Market	105
Zoning	r5
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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