

\$354,900 - 4 Irvin Way, Sylvan Lake

MLS® #A2137589

\$354,900

3 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION IS AVAILABLE!
Brand new "turn key" 3 bedroom 3 bathroom townhome in Desirable Iron Gate subdivision-just move in! With close proximity to all shopping amenities, easy highway access, and a few blocks to the lake, this location is unbeatable! The main floor has an open kitchen/living/dining room design finished in laminate flooring. The kitchen has a quartz-top island and comes complete with stainless steel appliances. There is also a 2 piece bathroom on the main level with convenient access just off the rear sunny south facing deck. The front and rear yards come with sod complete and the rear yard comes enclosed with a white vinyl fence and 2 car parking pad. Upstairs you will find 3 bedrooms, a 4 piece bathroom and upper floor laundry (complete with washer/dryer). The master bedroom has a large walk in closet (with and a 4 piece ensuite). Other great features of this home include roughed in central vac, roughed in under slab heat in the basement. GST is included in the price with rebate to the builder. Need more space...get the basement developed for \$30070 plus GST (PRICE VARIES SLIGHTLY FOR BASEMENT AND GARAGE IF INCLUDED IN PURCHASE PRICE DUE TO GST CALCULATION). Want a garage...a 13 x 22 garage is \$31460 plus GST. "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 2024

Essential Information

MLS® #	A2137589
Price	\$354,900
Sold Price	\$354,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4 Irvin Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	None

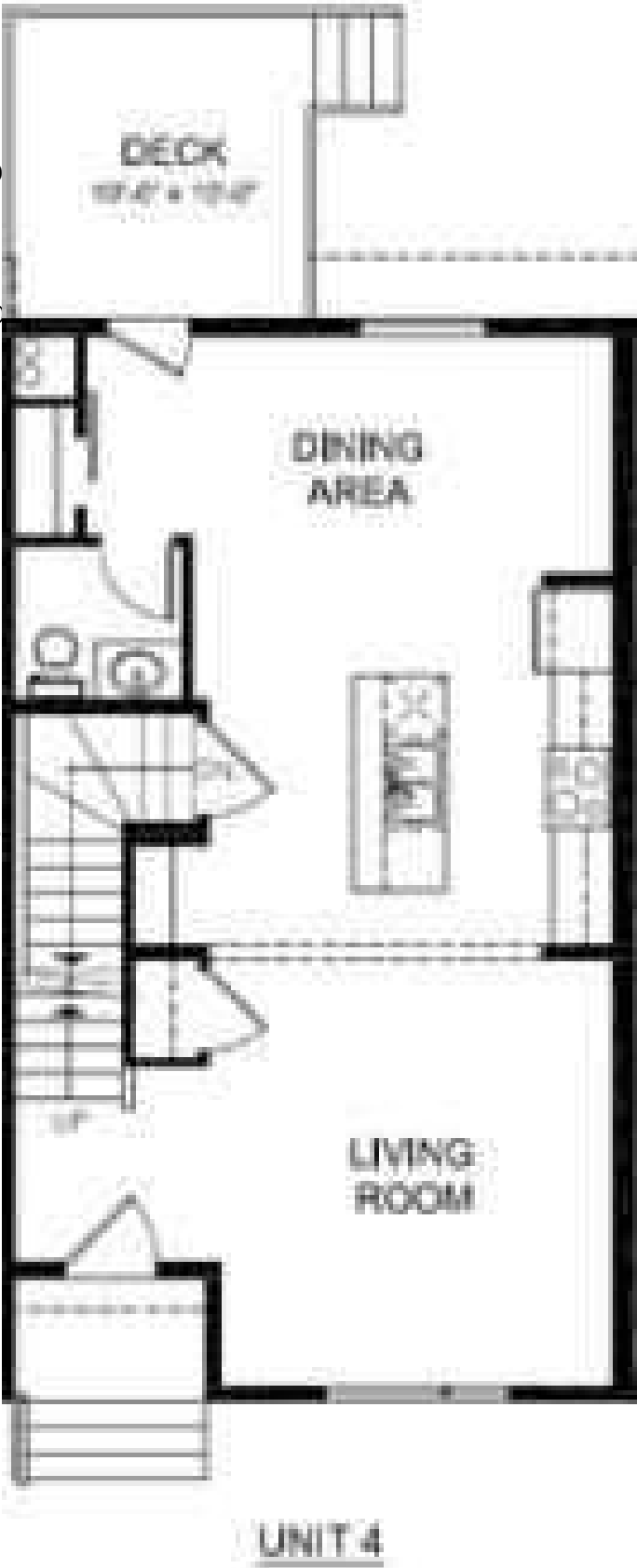
Has Basement	Yes
Basement	Full, Unfinished
Exterior	
Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Co Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	July 16th, 2024
Days on Market	43
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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