

# \$394,900 - 1 Ian Way, Sylvan Lake

MLS® #A2139704

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.08 Acres

Iron Gate, Sylvan Lake, Alberta

Why not buy NEW? IMMEDIATE POSSESSION IS AVAILABLE. BRAND NEW home in a fabulous location....This 2 bedroom 2 bathroom 1091 SQ. FT. bi-level is located in Iron Gate subdivision with close proximity to shopping, groceries, restaurants, and all amenities. The main floor has an open kitchen/dining room. The kitchen has quartz counter tops, stainless steel stove/fridge/dishwasher/microwave and a pantry. Just off the kitchen is a 10x10 deck with gas line for barbecue. The family room is conveniently located just off the dining area with large front window. The primary bedroom is large with a his/hers closet and a 4 piece ensuite. The 2nd bedroom has convenient access to a second 4 piece bathroom. The front yard is already landscaped. The rear yard is quite large with space for a garage and comes with a 2 car gravel parking pad and backs onto a paved alley way. 10 year new home warranty, 4 appliances are included. Need more room....? Basement development price is \$38584 plus GST as per plan in photos. Room for a rear garage. GST is included in the price with rebate to the builder. "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 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2139704    |
| Price          | \$394,900   |
| Sold Price     | \$390,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,091       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1 Ian 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, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                          |
| Heating           | High Efficiency, Forced Air                                            |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Unfinished                                                       |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Front Yard, Landscaped |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 7th, 2024  |
| Date Sold      | June 23rd, 2024 |
| Days on Market | 14              |
| Zoning         | R5              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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