

\$439,900 - 50 Iron Gate Boulevard, Sylvan Lake

MLS® #A2140096

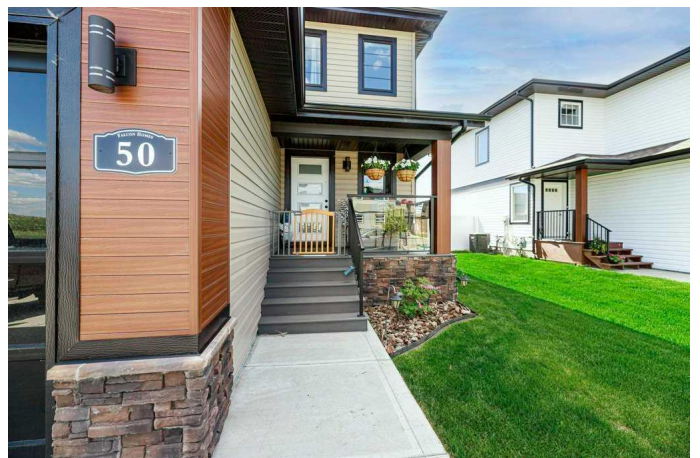
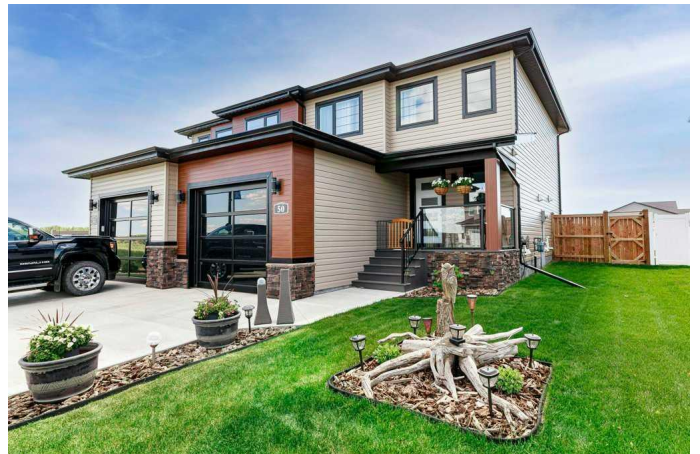
\$439,900

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.09 Acres

Iron Gate, Sylvan Lake, Alberta

TWO GARAGES with this FULLY UPGRADED EXECUTIVE HOME! ~ Built in 2021 ~ This beautiful home has been meticulously cared for and shows like new! ~ NOT Your AVERAGE HOME WITH LOADS OF UPGRADES including SOFT CLOSE FLOOR TO CEILING CABINETS for maximum storage and a seamless look! ~ Huge 11-foot QUARTZ ISLAND with EATING BAR ~ Large dining area ~ Pot lights & Luxury Vinyl plank on the main level ~ LARGE WEST FACING WINDOWS LET IN AMPL LIGHT! Super convenient UPPER-LEVEL LAUNDRY only steps from the spacious primary bedroom with WALK-IN CLOSET and a 3 PC ENSUITE ~ 2 more bedrooms and a 4-piece bathroom on the upper level ~ The lower level can easily accommodate another bedroom, family room and 3 or 4 pc bathroom ~ More extras in this upgraded home including ON DEMAND HOT WATER, HRV CLEAN AIR SYSTEM ~ HIGH-EFFICIENCY FURNACE with BUILT IN HUMIDIFIER and a WATER SOFTENER ~ THIS is the perfect place to entertain family and friends just outside the patio doors you'll find a large BEAUTIFUL fully fenced and landscaped SUNNY WEST FACING BACK YARD with a fire pit and extended concrete patio ~ All afternoon and evening sun! ~ SECOND DETACHED GARAGE that is insulated and done with OSB ~ BONUS PAVED alleys in this upscale subdivision of IRON GATE ~ SUPREME LOCATION with an EXCELLENT WALK SCORE CLOSE TO



MANY AMENITIES LIKE shopping, gas stations and restaurants, SCHOOLS and only a 3-minute drive to the lake! ~ Reminder for a 10-year new home warranty. DISCOVER SYLVAN LAKE! THE HIGHLY SOUGHT-AFTER JEWEL OF CENTRAL ALBERTA!

Built in 2021

Essential Information

MLS® #	A2140096
Price	\$439,900
Sold Price	\$435,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	50 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Faces Front, Garage Faces Rear, Single Garage Attached, Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Humidifier, Instant Hot Water, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Gas Grill
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 12th, 2024
Days on Market	31
Zoning	R-5A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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