

\$359,900 - 50 Inglis Crescent, Sylvan Lake

MLS® #A2160546

\$359,900

3 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

Brand new "turn key" 3 bedroom 3 bathroom END UNIT townhome located on a crescent 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, with access to a rear west facing deck with aluminum railing off the dining room. The kitchen has a large 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). Need more space? Check out potential basement development plan in photos. This corner lot would accommodate a large rear detached garage. 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. "NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH SPRAY FOAM INSULATION, HIGH EFFICIENCY APPLIANCES, ZERO



MAINTENACE EXTERIOR-NEW SAVES
MONEY! March 2025 possession.

Built in 2024

Essential Information

MLS® #	A2160546
Price	\$359,900
Sold Price	\$366,177
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	50 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	2
Parking	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 Stacked
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2024
Date Sold	October 19th, 2024
Days on Market	53
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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