

\$433,900 - 7 Ian Way, Sylvan Lake

MLS® #A2184166

\$433,900

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

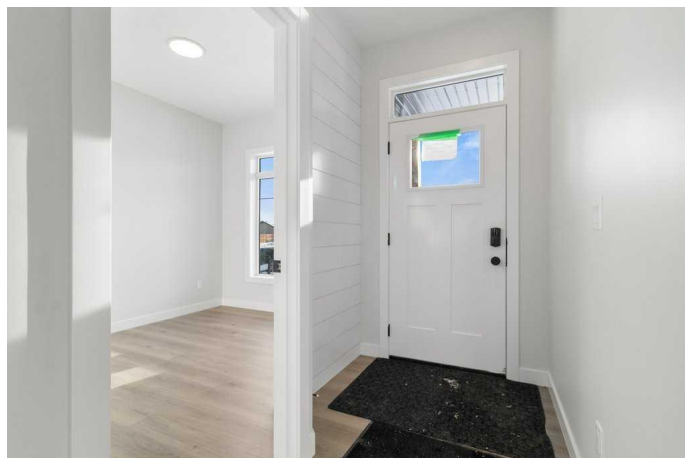
Brand new bungalow offered by Pardy Custom Homes. Practicality, charm and versatility describe this contemporary 2 bed, 2 bath bungalow. Upgraded siding greets you as you enter this custom home. This functional plan utilizes space efficiently with 9 foot ceilings throughout. Vinyl plank flooring adorns the main floor, perfect for allergies, pets and ease of clean up. The primary bedroom features a large window allowing lots of natural light, 3 piece ensuite with glass door shower and walk in closet. Convenient main floor laundry room.

Open design kitchen/dining and living room, quartz counter tops in kitchen and bathrooms add that touch of class. Separate sit up island in kitchen. Access from the patio doors to your deck, perfect for bbq's. Unique to this home is access to basement through another back door, perfect for not having to walk through living area. Large lot with room for future garage. Lot to be sodded in front, black dirt in the back. Builder is offering \$3500.00 appliance allowance.

Built in 2024

Essential Information

MLS® #	A2184166
Price	\$433,900
Sold Price	\$433,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,110
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7 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

Interior

Interior Features	Kitchen Island, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 20th, 2024
Date Sold	January 2nd, 2025

Days on Market	13
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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