

\$359,900 - 9 Iron Gate Boulevard, Sylvan Lake

MLS® #A2189943

\$359,900

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION IS AVAILABLE!

This 3 bedroom 3 bathroom end unit townhome is situated in highly desirable Iron Gate subdivision in close proximity to all amenities, easy highway access...and not that far from the lake! The main floor has an open kitchen/living room/dining room concept finished in luxury vinyl plank flooring. The kitchen has central Island, stainless steel stove/fridge/dishwasher/O.T.R. microwave with window for plenty of natural light. Just off the kitchen you will find a conveniently located 2 piece bathroom, coat closets, pantry and garden door leading to an east facing rear deck with a private fenced. There is also a rear parking pad with access of the paved alley. The upper floor consists of three good size bedrooms including the Primary bedroom with large walk in closet and 4 piece ensuite. A four piece common bathroom and upper floor laundry with washer/dryer are included complete the upper floor. The basement is open for your own development. This home also has a high efficiency furnace and balance of 10 year new home warranty included. Don't miss this fabulous home at an affordable price!

Built in 2019

Essential Information

MLS® # A2189943

Price \$359,900



Sold Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Kitchen Island, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Paved
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed January 24th, 2025
Date Sold January 31st, 2025
Days on Market 7
Zoning R3
HOA Fees 0.00

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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