

# \$384,900 - 6 Inglis Crescent, Sylvan Lake

MLS® #A2192913

**\$384,900**

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

30 day possession available! TURN KEY HOME WITH VINYL FENCE, LANDSCAPING AND 6 APPLIANCES INCLUDED-JUST MOVE IN! Why not live near the lake! ALMOST NEW (built in 2023)... 3 bedroom, 3 bathroom townhome located on a quiet close in popular Iron Gate subdivision. With close proximity and walkability to all shopping and other essential amenities, you'll love the convenience. The main floor has an open kitchen/living room/dining area floor plan. The kitchen has a central island and come with stainless steel stove, fridge, dishwasher and microwave. Just off the kitchen you will find a 3 piece bathroom across garden from door leading to the rear west facing deck (with aluminum railing) and lower paving stone patio. The rear yard is full fenced with vinyl fencing and the property comes fully landscaped with a paved rear alley and 2 car parking pad. The main floor is finished in luxury vinyl plank flooring. Upstairs you will find three bedrooms including a large primary bedroom with 4 piece ensuite and walk in closet. There is an additional 4 piece bathroom just off the other two bedrooms. The upper floor laundry is very convenient and comes with a full size stacked washer/dryer. Upper flooring is carpet. The basement is unfinished and ready for your own custom touches. Balance of 10 year new home warranty will be transferred to new owner.

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2192913      |
| Price          | \$384,900     |
| Sold Price     | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,261         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Inglis Crescent |
| Subdivision | Iron Gate         |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 0V3           |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 2                                                             |
| Parking        | Off Street, Parking Pad                                       |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Kitchen Island, No Animal Home |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Electric Stove, Microwave, Washer/Dryer Stacked                                |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                             |
| Cooling           | None                                                                                                                 |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard                                                    |
| Lot Description   | Back Yard, Interior Lot, Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame, Concrete, Mixed                       |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 5th, 2025  |
| Date Sold      | February 27th, 2025 |
| Days on Market | 21                  |
| Zoning         | R3                  |
| HOA Fees       | 0.00                |

**Listing Details**

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

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