

\$519,900 - 14 Ian Way, Sylvan Lake

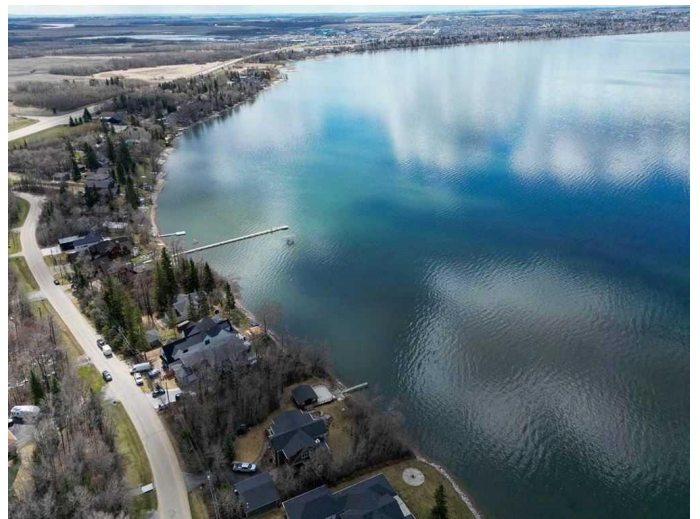
MLS® #A2175139

\$519,900

2 Bedroom, 1.00 Bathroom, 1,244 sqft
Residential on 0.11 Acres

Iron Gate, Sylvan Lake, Alberta

MAY 2025 POSSESSION AVAILABLE! Brand new 1224 sq. ft. 2 bedroom 2 bathroom modified bi-level backing onto a green space in desirable Iron Gate subdivision. This fabulous plan has an open kitchen/living room/dining room design on the main floor with ample windows for and abundance of natural light. You'll love the kitchen with its large island, quartz counter tops, convenient pantry and stainless steel stove, fridge, dishwasher and microwave. Just off the kitchen through a garden door is a sunny south facing treated wood deck with stairs, aluminum railing and gas line for barbecue. The dining room/kitchen and living room are finished in luxury vinyl plank flooring. The main floor is finished off with a 4 piece bathroom and a guest bedroom. Up a short flight of stairs you'll find the spacious Primary bedroom featuring a large walk in closet with window for natural light and a 4 piece bathroom with stand up shower and his/hers sinks. Other great features include roughed in under slab heat in the basement, roughed in central vac, washer, dryer. This home is sure to impress you. Need more room...seller will develop the basement for an extra charge with an additional 2 bedrooms, a family room and a 4 piece bathroom to make this a 4 bedroom home (potential plan shown in photos). NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH SPRAY FOAM INSULATION, HIGH EFFICIENCY APPLIANCES, ZERO



MAINTENACE EXTERIOR-NEW SAVES MONEY!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2175139 |
| Price | \$519,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,244 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 14 Ian Way |
| Subdivision | Iron Gate |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vinyl Windows, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating | High Efficiency, In Floor Roughed-In, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Backs on to Park/Green Space, Back Lane, Back Yard, Front Yard, Interior Lot, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2024

Days on Market 162

Zoning R5

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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