

# \$559,900 - 12 Ian Way, Sylvan Lake

MLS® #A2176966

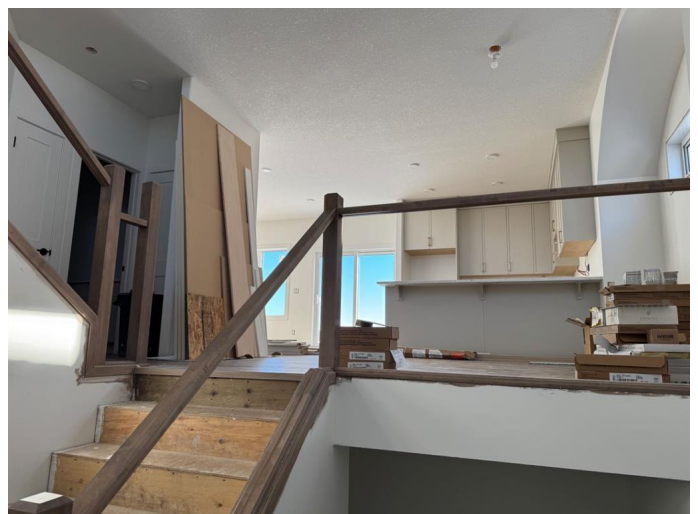
**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.11 Acres

Iron Gate, Sylvan Lake, Alberta

Convenient Location! This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. is located in the Irongate area, which is only a short walk to groceries, restaurants & fuel, close to Highway 20 for those who commute & a 4 min drive to the beach! 4 bedroom, 3 bath home is the perfect size home for your family with double attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen with cool archways to add dimension & style. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bdrms, family room area & another full bath. Underfloor heat roughed in. Sunny south facing Back deck is 16'x10' w/metal railing & nice sized yard, perfect for a gardener or sun worshipper. GST is included with any rebate to builder. Proposed possession is January 31, 2025. Finished Interior pictures are from a previous home with similar layout & colors.



Built in 2025

**Essential Information**

MLS® #	A2176966
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,117
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	12 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	Closet Organizers, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Microwave Hood Fan, Oven
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 1st, 2024
Days on Market	133
Zoning	R1

### Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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