

# \$465,000 - 11 Ian Way, Sylvan Lake

MLS® #A2198558

## \$465,000

3 Bedroom, 2.00 Bathroom, 1,139 sqft  
Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

LIVE AT THE LAKE!!! Nearly new 1139 sq. ft. 3 bedroom 2 bathroom bi-level located in Iron Gate subdivision with close proximity to shopping and restaurants and a short distance from the lake. The fabulous home has an open kitchen/living room/dining room floor plan with 9ft ceilings. The kitchen has granite centre island, pantry, and comes complete with stainless steel stove/fridge/dishwasher/microwave. Just off the kitchen is a garden door to a 12x13 back deck. The kitchen living room/dining room are finished in vinyl plank flooring. The master bedroom is spacious with a large walk-in closet and a 4 piece bathroom. The additional two bedroom on the main floor have a 4 piece bathroom located between them. Bedrooms are finished with carpet flooring. This lot is quite deep with plenty of room for a double detached garage. Comes with a 2 car rear gravel parking pad and alleys are paved. Other great features include washer/dryer, front sod, roughed in under floor heat in basement, roughed in central vac. Need more living space? Turn this into a 5 bedroom home with a large living room, 2 additional bedrooms and a 4 piece bathroom in the basement. Energy efficient appliance and spray foam insulation.



Built in 2023

## Essential Information

MLS® #	A2198558
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0W5

### **Amenities**

Parking Spaces	2
Parking	Off Street, On Street

### **Interior**

Interior Features	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Gas Water Heater
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	11
Zoning	R-5

### **Listing Details**

Listing Office	eXp Realty
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