

# \$554,900 - 12 Ian Way, Sylvan Lake

MLS® #A2176966

**\$554,900**

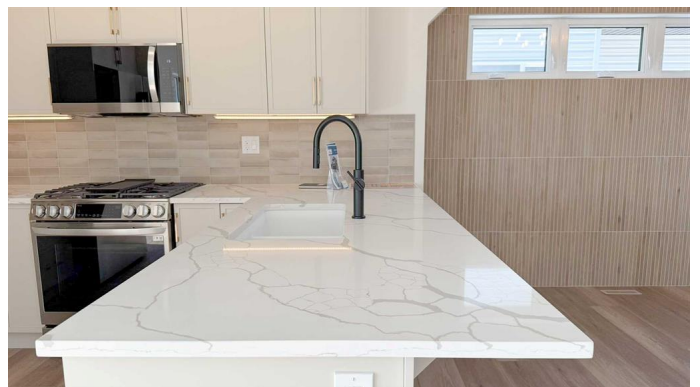
4 Bedroom, 3.00 Bathroom, 1,111 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION IS AVAILABLE!  
Convenient Location! This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. is located in the IRON GATE subdivision, 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 bedrooms, 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.

Built in 2025



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2176966          |
| Price          | \$554,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,111             |
| Acres          | 0.10              |
| 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, Vinyl Windows, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator                |
| Heating           | Forced Air, In Floor Roughed-In  |
| 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 | 217                |
| Zoning         | R1                 |

**Listing Details**

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

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