

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

MLS® #A2176966

**\$559,900**

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	\$559,900
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	Open Floorplan, Quartz Counters, Walk-In Closet(s), Closet Organizers, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Garage Control(s), Microwave Hood Fan, Oven
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 Yard, Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 1st, 2024
Days on Market	193
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.