

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

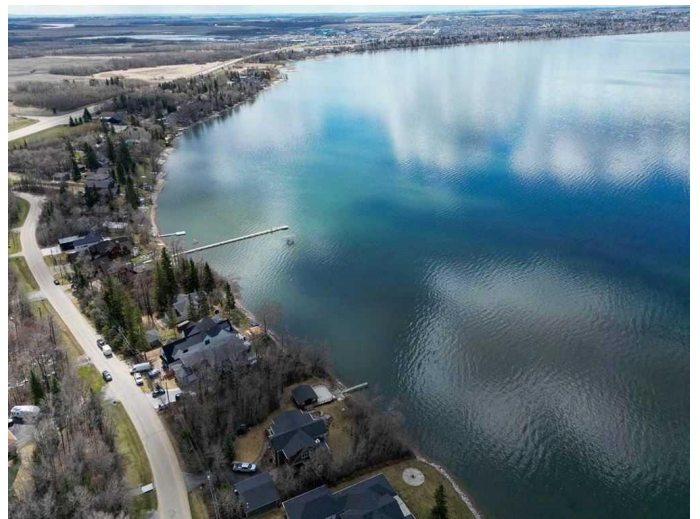
MLS® #A2175139

**\$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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