



GRASSROOTS
REALTY GROUP

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9 IAN Way
Sylvan Lake, Alberta

MLS # A2226109



\$510,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,071 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	r5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Almost New Family Home in the growing neighborhood of Iron Gate. Nestled on a quiet street, this great home was built by 2024 Builder of the Year Asset Builders Corp. is ready for you! A welcoming front porch leads into the entryway flooded with south-facing sunshine giving way to an open and bright floorplan. Leading up to the large combined living & dining area provides lots of flexibility for entertaining and hosting. The kitchen features maple cabinetry with plenty of storage, quartz countertops with an extended eating bar, stainless steel appliances & the microwave-hood fan vented to exterior. Enter onto your backyard deck from the kitchen, perfect for backyard BBQs. A spacious primary with a large ensuite and walk-in closet looking out onto a large backyard awaits you. Two extra bedrooms and a full bathroom complete this level. Downstairs is open for your inspiration & is planned for 2 more bedrooms, another bath & laundry/furnace room with huge windows downstairs for tons of natural light. Great open space that can be readily used! Home has vinyl plank flooring throughout the main living area, carpeting in the bedrooms & triple pane windows. The back yard is ready for your imagination! A large double detached garage added November 2024 and has a paved back alley! Home is move in ready! Still has new home owner warranty!!!