



GRASSROOTS
REALTY GROUP

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**3 Iron Gate Boulevard
Sylvan Lake, Alberta**

MLS # A2229860



\$364,900

Division:	Iron Gate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Irregular Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, Open Floorplan		

Inclusions: NONE

QUICK POSSESSION AVAILABLE. NO CONDO FEES-VALUE PRICED! This 3 bedroom 3 bathroom townhome is situated in highly desirable Iron Gate subdivision in close proximity to all amenities, easy highway access...and not that far from the lake! The main floor has an open kitchen/living room/dining room concept finished in luxury vinyl plank flooring. The kitchen has central Island, stainless steel stove/fridge/dishwasher/O.T.R. microwave with window for plenty of natural light. Just off the kitchen you will find a conveniently located 2 piece bathroom, coat closets, pantry and garden door leading to an east facing rear deck with a private fenced. There is also a rear parking pad with access of the paved alley. The upper floor consists of three good size bedrooms including the Primary bedroom with large walk in closet and 5 piece ensuite with his/hers sinks. A four piece common bathroom and upper floor laundry with washer/dryer are included complete the upper floor. The basement is open for your own development. This home also has a high efficiency furnace and balance of 10 year new home warranty included. Don't miss this fabulous home at an affordable price!