



GRASSROOTS
REALTY GROUP

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**25 Inglis Crescent
Sylvan Lake, Alberta**

MLS # A2252535



\$374,900

Division:	Iron Gate		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer & Dryer, AC Unit, Blinds & Window Coverings

INVESTOR ALERT!! END UNIT with A/C, Fenced Yard & Long-Term Tenants! Stylish, modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living, steady rental income, and peace of mind with the remainder of the Alberta New Home Warranty. Step onto your charming 7'x7' front deck and into a bright, open-concept main floor filled with natural light, thanks to large energy-efficient triple-pane windows. The vinyl plank flooring throughout is both durable and stylish, while plush carpet upstairs adds cozy comfort. Featuring a large island with extended Quartz countertops (ideal for stools, homework time, or late-night chats), a built-in pantry, and 4 stainless steel appliances this kitchen is the heart of this home. The spacious dining area fits a full-size table with room for guests, and the separate mudroom with a half bath is perfect for families with quick access your east-facing back deck. Enjoy the fully fenced backyard (fencing completed on all sides for privacy and security) and rear lane access with two parking stalls. There's also room for a future single detached garage. Upstairs, you'll find a convenient laundry room, two generously sized bedrooms, a full main bathroom, and a primary suite with a 4-piece ensuite and walk-in closet. Bonus: extra-large hallway closets for all your storage needs! The basement is unfinished, ready for your vision—plumbed and framed for a future bedroom, bathroom, and rec room, with large windows for great light. The property now includes central A/C for year-round comfort and has long-term tenants in place, offering a stable and consistent revenue stream. Located minutes from shopping, restaurants, and the highway, this move-in-ready (and income-ready!) home is perfect for investors looking for a set-it and forget-it rental property.

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