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11 lan Way Sylvan Lake, Alberta

MLS # A2266436



\$425,000

Iron Gate Division: Residential/House Type: Style: Bi-Level Size: 1,153 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: Garage: Parking Pad Lot Size: 0.10 Acre Lot Feat: Back Lane

Heating: High Efficiency, Forced Air, Natural Gas Water: Floors: Sewer: Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding R5 Foundation: Poured Concrete **Utilities:**

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: none

Welcome to this STUNNING Home in the Highly Desirable Iron Gate Neighborhood in Sylvan Lake! This beautifully upgraded property offers exceptional curb appeal and a thoughtfully designed layout that makes it easy to fall in love at first sight. Step inside to a bright, open-concept main floor featuring 3 spacious bedrooms and 2 full bathrooms. The heart of the home is a stunning kitchen with a large island, stylish backsplash, and plenty of counter space—perfect for entertaining guests or enjoying family meals. The primary bedroom is a true retreat, complete with a generous walk-in closet and a private ensuite bathroom. Two additional bedrooms and a second full bath provide ample space for family or guests. As you enter into the unfinished basement. The possibilities are endless. Large enough to put in 2 more bedrooms with a large Rec-room and a full bath. Now for the back yard, it has a clean slate to make it your own. With enough room for a garage and green space for all your outdoor activities. Additional highlights include: • Greenspace will be close by with walking paths • Close proximity to schools and shopping • Located on a quiet street in one of Sylvan Lake's newest most sought-after communities.