



11 Ian Way
Sylvan Lake, Alberta

MLS # A2266436



\$425,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,153 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	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.