



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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.