



GRASSROOTS
REALTY GROUP

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

MLS # A2267822



\$369,900

Division:	Iron Gate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,392 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, Irregular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	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

Immediate possession available! Live at the lake....Don't miss this "Turn Key" 1392 sq. ft. 3 bedroom, 3 bathroom townhome with NO CONDO fees. An exceptional location with great proximity to all of the shopping and amenities of south east Sylvan Lake including Wal-Mart, Boston Pizza, Canadian Tire, Nor Frills and Sobeys, with quick highway access for your daily commute. Modern exterior, this home is bright with an open floor plan. Laminate flooring throughout living room, dining room and kitchen. Upstairs is 3 bedrooms and laundry. Master bedroom has large walk in closet, and a 5 pce ensuite. Basement is undeveloped with potential for family room another bedroom and 4pce bathroom. Nice big yard is landscaped with 10x10 deck, 2 stall gravel parking pad and low maintenance vinyl fencing. Balance of 10 year new home warranty. You don't have worry about a fence, landscaping, appliances, blinds, deck, it's all included here, just move in!