



GRASSROOTS
REALTY GROUP

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**46 Irvin Way
Sylvan Lake, Alberta**

MLS # A2271985



\$394,900

Division:	Iron Gate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Blinds, Sod front & back, fenced backyard		

TURN THE KEY & just start moving right in! Blinds, 6 appliances, fence & sod all included with No condo fees! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. IMMEDIATE possession! Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty by winner of the 2024 Builder of year award, Asset Builders Corp. Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertops (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 stainless kitchen appliances included. Dining room will fit your large tables & extra family members. The favorite space of all parents out there is this back entry w/half bath @ the back door that leads to your 10'6"x10' back deck w/aluminum railing & sunny south facing & sodded backyard for all those sun worshippers out there, with vinyl fence & a 20x20 gravel parking area, room for 2 car parking off paved back lane. Upstairs you will find the handy laundry room (with stacker washer & dryer included), 2 good sized bedrooms, a full main bath + a Primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration, planned for future bdrm, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This newer neighborhood is close to shopping, food & highway. A single detached garage can be built on

this property in the future.