



GRASSROOTS
REALTY GROUP

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6 Ian Way
Sylvan Lake, Alberta

MLS # A2278863



\$579,900

Division:	Iron Gate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot		

Heating:	High Efficiency, In Floor Roughed-In, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

IMMEDIATE POSSESSION AVAILABLE! Brand new 3 bedroom 3 bathroom 2 story home with large attached garage, backing onto a future green space/walking trail. This home is located in popular Iron Gate subdivision in close walking proximity to all amenities! As you enter the home you will be greeted by a good size foyer with closet. The main floor has an open kitchen/dining/ living room design. The kitchen comes complete with stainless steel stove/fridge/dishwasher/microwave, large centre island, quartz counter tops, and pantry. Just off the dining room you'll find a sunny south facing 11.5x10 ft. deck. The main floor also has a 2 piece bathroom conveniently locate near the garage door entry/front entry. Main floor area is finished in luxury vinyl plank flooring. Upstairs you'll find 3 bedrooms, including a large Primary bedroom complete with a 5 piece ensuite with tub/shower and his/hers sinks and a large walk in closet. Convenient upper floor laundry complete with washer/dryer and a 4 piece main bathroom complete this floor. Upper floor is finished with carpet flooring, bathrooms finished with luxury vinyl plank. Other great features include front landscaping, paved rear alley, roughed in central vac, roughed in under slab heat in basement, 10 year new home warranty. Need a 4th bedroom? Seller will fully develop basement with an additional bedroom, family room and 4 piece bathroom for \$36380 plus GST.