



**25 Inglis Crescent  
Sylvan Lake, Alberta**

**MLS # A2280356**



**\$367,500**

<b>Division:</b>	Iron Gate		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer & Dryer, AC Unit, Blinds & Window Coverings

END UNIT with A/C and March 1 possession available. Stylish, spacious, and modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living and peace of mind with Alberta New Home Warranty still in place. Enjoy your charming 7' x 7' front deck before entering a bright, open-concept main floor filled with natural light from large energy-efficient triple-pane windows. Durable vinyl plank flooring runs throughout the main level, while plush carpet upstairs adds warmth and comfort. The kitchen truly anchors the home with a massive island featuring extended quartz countertops, perfect for stools, homework time, or late-night chats, plus a built-in pantry and four stainless steel appliances. The expansive dining area easily accommodates a full-size table with room to host, and the separate mudroom with a half bath offers practical family functionality with direct access to the east-facing back deck. Outside, enjoy a fully fenced backyard with rear lane access, two parking stalls, and space for a future single detached garage. Upstairs includes a convenient laundry room, two generously sized bedrooms, a full main bathroom, and a primary suite complete with a walk-in closet and 4-piece ensuite. Extra-large hallway closets provide excellent additional storage. The basement is unfinished and ready for your ideas, already plumbed and framed for a future bedroom, bathroom, and rec room, with large windows bringing in great natural light. Central A/C keeps the interior comfortable year-round. Located close to shopping, restaurants, and Highway 20 for quick access in and out of town, this move-in-ready home checks all the boxes for comfort, convenience, and long-term value.