



**9 Ian Way
Sylvan Lake, Alberta**

MLS # A2281258



\$480,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,071 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Thoughtfully built by Asset Builders Corp., named 2024 Builder of the Year, this modern family home is located on a quiet street in the established community of Iron Gate. Designed for everyday functionality, the open-concept main floor offers bright living and dining spaces flowing into a well-appointed kitchen with maple cabinetry, quartz countertops, stainless steel appliances, exterior-vented hood fan, and direct access to the backyard deck. The main level features a private primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bath. The bright lower level is undeveloped and ready for customization, with oversized windows and a layout planned for two more bedrooms, a bathroom, laundry/mechanical room, and a large family area. Highlights include vinyl plank flooring, cozy bedroom carpet, triple-pane windows, a brand-new double detached garage (Nov 2024) with paved alley access, large backyard, and remaining New Home Warranty. Bonus: seller includes a two-week stay at Prairie Moon Inn to assist with relocation. Minutes to all amenities and Sylvan Lake