



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

MLS # A2290704



\$479,900

Division:	Iron Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,365 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to 52 Iron Gate Boulevard — A beautifully finished 3-bedroom, 3-bathroom half duplex tucked into one of Sylvan Lake's most convenient and fast growing communities. From the moment you walk in, brand new flooring sets the tone for a home that has been thoughtfully upgraded throughout. The open concept main floor is bright and functional, flowing seamlessly to the rear concrete pad with a gas line ready for your BBQ setup. Upstairs you'll find two primary suites and quality finishes that feel anything but entry level. Outside, the fully fenced yard features low maintenance artificial turf, Gemstone exterior lighting, and a 14 foot double vehicle gate providing access to your detached heated garage plus an additional front attached garage, both equipped with keyless entry, built-in shelving, and their own heat source. The detached garage is fully equipped with a 60 Amp panel, 30 Amp RV plug, natural gas, and Rogers cable. No detail was missed. Additional highlights include central A/C, water softener, central vac with kitchen sweep, HRV, hot and cold exterior water taps, and Gemstone lighting all included. Located steps from Sylvan Lake's premier shopping corridor at Hwy 20 and 47th Ave, with trails, parks, and the lake just minutes away. No condo fees. This one checks every box.