

# \$449,900 - 5 Ian Way, Sylvan Lake

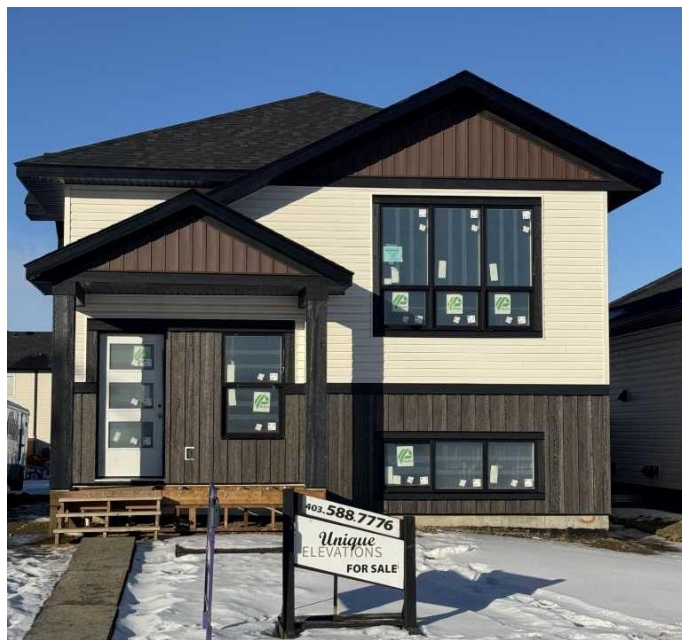
MLS® #A2175419

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,058 sqft  
Residential on 0.10 Acres

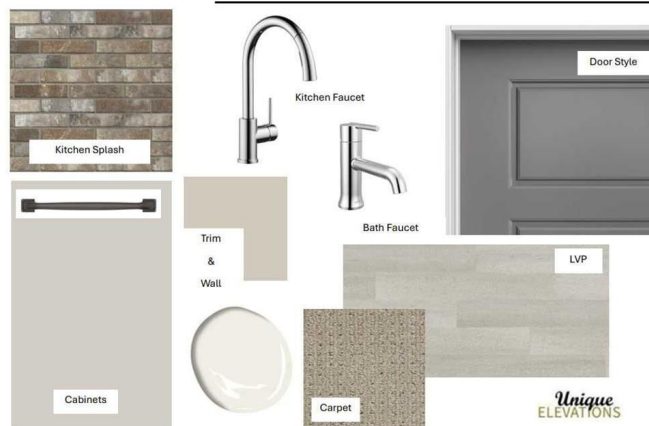
Iron Gate, Sylvan Lake, Alberta

Home will be completed and ready for possession approx. March 15, 2025. LIVE AT THE LAKE!!! Brand new fully developed 4 bedroom 2 bathroom bi-level located close to up and coming green space and pathways. Located in desirable Iron Gate subdivision, this home is in walkable proximity to all amenities and not that far from the lake! The main floor has a good size kitchen/dining room and living room all finished with luxury vinyl plank flooring. The kitchen has a large island with counter tops finished in quartz and stainless steel stove/fridge/dishwasher/microwave. Just off the kitchen through a garden door is a pressure treated deck with gas line for barbecue, stairs and aluminum railing. The balance of the main floor consists of a large master bedroom with his/hers closets a 2nd bedroom and a 4 piece bathroom. Bedrooms are finished with carpet flooring up and down. The lower level has large bright windows, a large family room, 2 bedrooms, a 4 piece bathroom and a designated laundry room. Plenty of room for a future double garage in the rear. Other great features include roughed in under slab heat in the basement, washer, dryer, roughed in central vac,. Don't delay! NEW HOME ADVANTAGE"-10 YEAR NEW HOME WARRANTY, ENERGY EFFICIENT HOME WITH SPRAY FOAM INSULATION, HIGH EFFICIENCY APPLIANCES, ZERO MAINTENACE EXTERIOR-NEW SAVES MONEY!



## 5 Ian Way

## Interior Finishes



Built in 2024

## Essential Information

MLS® #	A2175419
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Vinyl Windows, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 25th, 2024
Days on Market	138
Zoning	R5

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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