

# \$499,000 - 9 Ian Way, Sylvan Lake

MLS® #A2226109

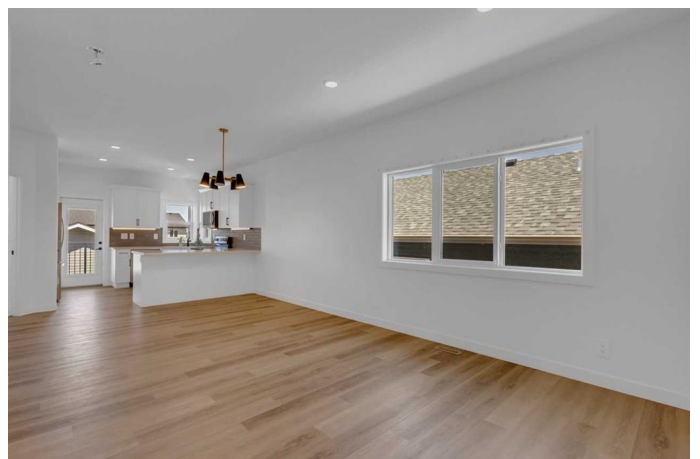
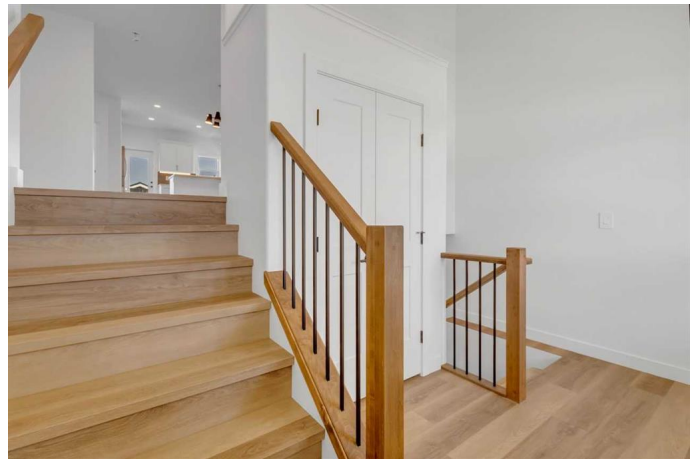
**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Almost New Family Home in the growing neighborhood of Iron Gate. Nestled on a quiet street, this great home was built by 2024 Builder of the Year Asset Builders Corp. is ready for you!

A welcoming front porch leads into the entryway flooded with south-facing sunshine giving way to an open and bright floorplan. Leading up to the large combined living & dining area provides lots of flexibility for entertaining and hosting. The kitchen features maple cabinetry with plenty of storage, quartz countertops with an extended eating bar, stainless steel appliances & the microwave-hood fan vented to exterior. Enter onto your backyard deck from the kitchen, perfect for backyard BBQs. A spacious primary with a large ensuite and walk-in closet looking out onto a large backyard awaits you. Two extra bedrooms and a full bathroom complete this level. Downstairs is open for your inspiration & is planned for 2 more bedrooms, another bath & laundry/furnace room with huge windows downstairs for tons of natural light. Great open space that can be readily used! Home has vinyl plank flooring throughout the main living area, carpeting in the bedrooms & triple pane windows. The back yard is ready for your imagination! A large double detached garage added November 2024 and has a paved back alley! Home is move in ready! Still has new home owner warranty!!!



Built in 2024

## Essential Information

MLS® #	A2226109
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	72
Zoning	r5

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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