

\$425,000 - 11 Ian Way, Sylvan Lake

MLS® #A2266436

\$425,000

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

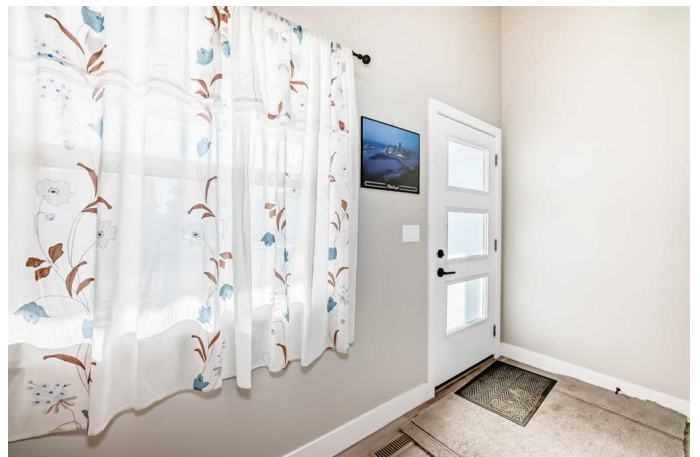
Welcome to this STUNNING Home in the Highly Desirable Iron Gate Neighborhood in Sylvan Lake!

This beautifully upgraded property offers exceptional curb appeal and a thoughtfully designed layout that makes it easy to fall in love at first sight. Step inside to a bright, open-concept main floor featuring 3 spacious bedrooms and 2 full bathrooms. The heart of the home is a stunning kitchen with a large island, stylish backsplash, and plenty of counter space—perfect for entertaining guests or enjoying family meals. The primary bedroom is a true retreat, complete with a generous walk-in closet and a private ensuite bathroom. Two additional bedrooms and a second full bath provide ample space for family or guests.

As you enter into the unfinished basement. The possibilities are endless. Large enough to put in 2 more bedrooms with a large Rec-room and a full bath. Now for the back yard, it has a clean slate to make it your own. With enough room for a garage and green space for all your outdoor activities.

Additional highlights include: • Greenspace will be close by with walking paths • Close proximity to schools and shopping • Located on a quiet street in one of Sylvan Lake's newest most sought-after communities.

Built in 2022



Essential Information

MLS® #	A2266436
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	11 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	13
Zoning	R5

Listing Details

Listing Office	Real Broker
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