

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

MLS® #A2226109

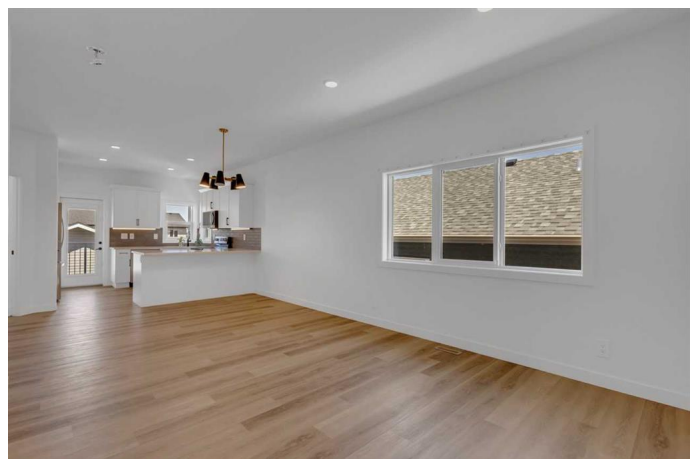
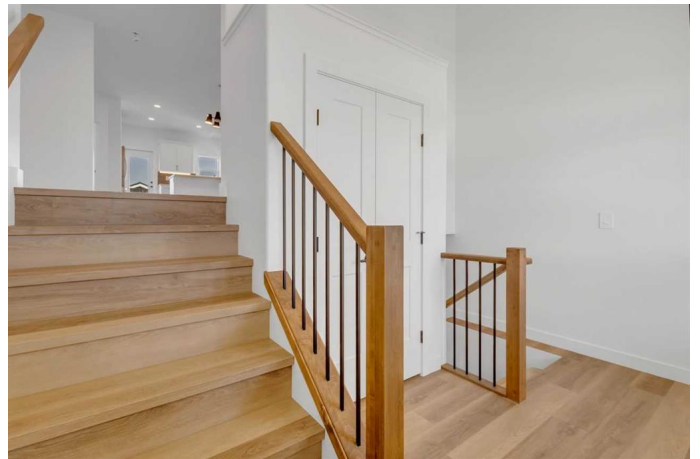
**\$499,000**

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 | 66             |
| Zoning         | r5             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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