

\$599,900 - 6 Ian Way, Sylvan Lake

MLS® #A2250098

\$599,900

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.11 Acres

Iron Gate, Sylvan Lake, Alberta

Construction nearly complete-move in before the weather changes! Brand new 3 bedroom 3 bathroom 2 story home with large attached garage, backing onto a future green space/walking trail. This home is located in popular Iron Gate subdivision in close walking proximity to all amenities! As you enter the home you will be greeted by a good size foyer with closet. The main floor has an open kitchen/dining/ living room design. The kitchen comes complete with stainless steel stove/fridge/dishwasher/microwave, large centre island, quartz counter tops, and pantry. Just off the dining room you'll find a sunny south facing 11.5x10 ft. deck. The main floor also has a 2 piece bathroom conveniently locate near the garage door entry/front entry. Main floor area is finished in luxury vinyl plank flooring. Upstairs you'll find 3 bedrooms, including a large Primary bedroom complete with a 5 piece ensuite with tub/shower and his/hers sinks and a large walk in closet. Convenient upper floor laundry complete with washer/dryer and a 4 piece main bathroom complete this floor. Upper floor is finished with carpet flooring, bathrooms finished with luxury vinyl plank. Other great features include roughed in front landscaping, central vac, roughed in under slab heat in basement, 10 year new home warranty. This home will be ready for possession approximately October 31, 2025. Don't delay! Need a 4th bedroom? Seller will fully develop basement with an additional bedroom, family room and 4 piece



bathroom for \$36380 plus GST.

Built in 2025

Essential Information

MLS® #	A2250098
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,558
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

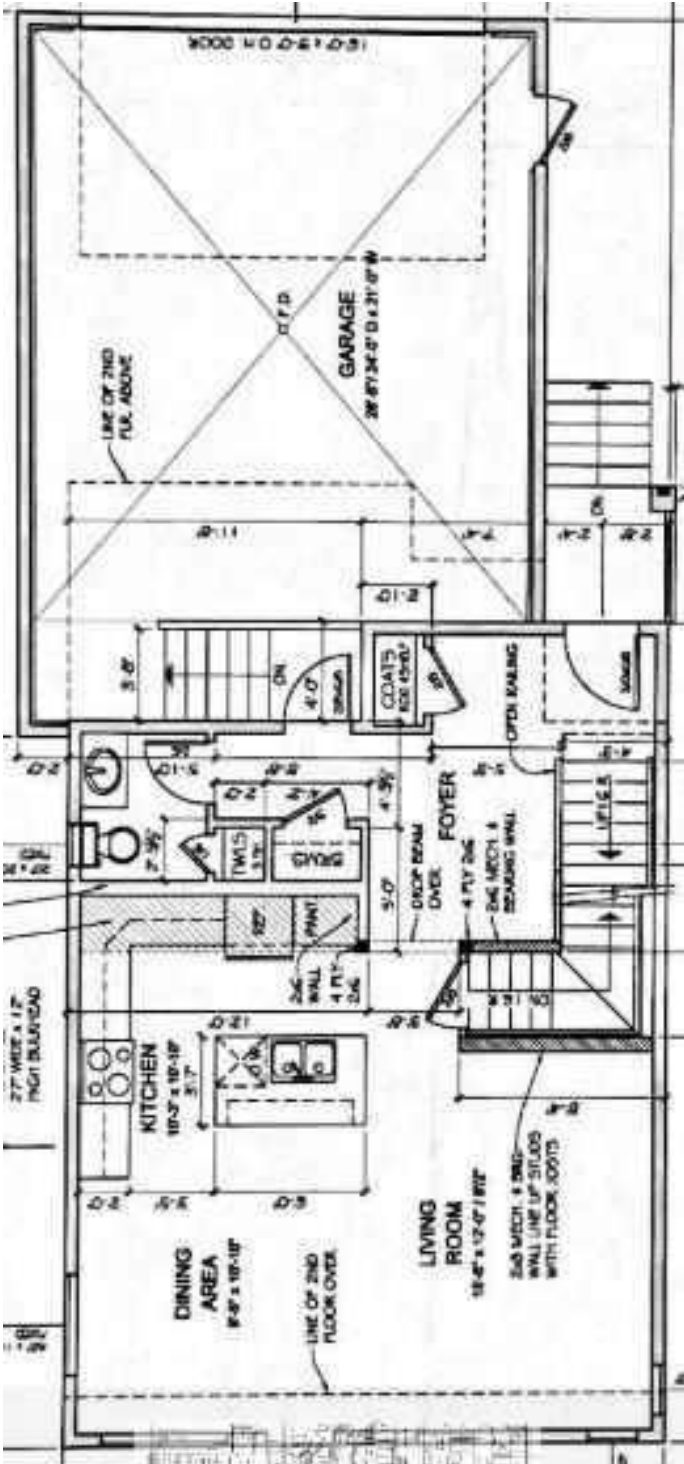
Address	6 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Natural Gas, High Efficiency, In Floor Roughed-In
Cooling	None
Has Basement	Yes



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