

\$372,900 - 5 Iron Gate Boulevard, Sylvan Lake

MLS® #A2267822

\$372,900

3 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

Immediate possession available! Live at the lake....Don't miss this "Turn Key" 1392 sq. ft. 3 bedroom, 3 bathroom townhome with NO CONDO fees. An exceptional location with great proximity to all of the shopping and amenities of south east Sylvan Lake including Wal-Mart, Boston Pizza, Canadian Tire, Nor Frills and Sobeys, with quick highway access for your daily commute. Modern exterior, this home is bright with an open floor plan. Laminate flooring throughout living room, dining room and kitchen. Upstairs is 3 bedrooms and laundry. Master bedroom has large walk in closet, and a 5 pce ensuite. Basement is undeveloped with potential for family room another bedroom and 4pce bathroom. Nice big yard is landscaped with 10x10 deck, 2 stall gravel parking pad and low maintenance vinyl fencing. Balance of 10 year new home warranty. You don't have worry about a fence, landscaping, appliances, blinds, deck, it's all included here, just move in!

Built in 2019

Essential Information

MLS® #	A2267822
Price	\$372,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,392
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Irregular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	8
Zoning	R3

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.