

# \$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

## IMMEDIATE POSSESSION AVAILABLE!

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 front landscaping, paved rear alley, roughed in central vac, roughed in under slab heat in basement, 10 year new home warranty. 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        | Double Garage Attached, Garage Door Opener, Insulated, Concrete Driveway, Garage Faces Front |
| # 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                                                                               |
| Basement          | Full                                                                              |

Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, City Lot |
| Roof              | Asphalt                                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 73                |
| Zoning         | R5                |

### **Listing Details**

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

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