



9 Ian Way  
Sylvan Lake, Alberta

MLS # A2281258



**\$480,000**

<b>Division:</b>	Iron Gate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Thoughtfully built by Asset Builders Corp., named 2024 Builder of the Year, this modern family home is located on a quiet street in the established community of Iron Gate. Designed for everyday functionality, the open-concept main floor offers bright living and dining spaces flowing into a well-appointed kitchen with maple cabinetry, quartz countertops, stainless steel appliances, exterior-vented hood fan, and direct access to the backyard deck. The main level features a private primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bath. The bright lower level is undeveloped and ready for customization, with oversized windows and a layout planned for two more bedrooms, a bathroom, laundry/mechanical room, and a large family area. Highlights include vinyl plank flooring, cozy bedroom carpet, triple-pane windows, a brand-new double detached garage (Nov 2024) with paved alley access, large backyard, and remaining New Home Warranty. Bonus: seller includes a two-week stay at Prairie Moon Inn to assist with relocation. Minutes to all amenities and Sylvan Lake