



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19 Ian Way
Sylvan Lake, Alberta

MLS # A2320988



\$499,900

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

LIVE AT THE LAKE! Brand new fully developed 4 bedroom 2 bathroom bi-level (1773 SQ. FT OF DEVELOPED SPACE) located in popular Iron Gate subdivision. This fabulous new home is located within steps of all shopping and service amenities with easy access to the highway and only a few blocks to the lake. The main floor of this home has an open kitchen/dining room floor plan. The kitchen has a large centre island with quartz counter top, stainless steel stove/fridge/dishwasher/microwave included. The dining room has garden door access to a pressure treated 10x10 deck with aluminum railing and gas line for barbecue. The balance of the main floor common areas consists of a good size living room, and a 4 piece main bathroom. The upper floor primary bedroom has his/hers closets with pocket door to main 3 piece bathroom. The second bedroom is on the opposite side of the main bathroom. Downstairs you'll find a large open family room, a fully finished laundry room with washer/dryer included, two additional bedrooms and a 4 piece bathroom. Other mentionable features include a paved rear alley, room for a future double garage, two car gravel parking pad in rear, roughed in central vac, roughed in under slab heat in the basement, 10 year new home warranty, front sod included, luxury vinyl plank in main areas and carpet in bedrooms, 9 ft ceilings on main floor, large windows on lower level. This subdivision has some walking trails already, with a new park and more walking trails to come, great walkability to surrounding amenities. If you are looking for a lot of space in a new home at an affordable price...you've found it! Possession date is approximately July 31, 2026.