



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Ian Way
Sylvan Lake, Alberta

MLS # A2324273



\$474,900

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully presented bungalow, perfect for first time home buyers, investors or those looking to downsize. Offering fantastic curb appeal, this home boasts a bright, open concept living space with stylish vinyl plank flooring and impressive 9 foot ceilings though out. The well-appointed kitchen features a spacious island, sleek quart countertops and modern finishes, ideal for entertaining. Enjoy easy access to the completed deck through sliding patio doors, perfect for summer gatherings. The generous master bedroom is complemented by a walk in wardrobe and private three piece ensuite, while an additional bedroom and full 4 piece bath provide ample space for guests and family. Convenience is key with main floor laundry and a back door with direct access to basement. Basement is roughed in for underfloor heating and a future kitchen, offering endless possibilities. All this is just a short stroll from shops, restaurants and parks ensuring a practical connected lifestyle.