



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Ian Way
Sylvan Lake, Alberta

MLS # A2333628



\$449,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,139 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor Roughed-In, ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: na

Iron Gate Bilevel in like new condition. Located within close proximity to shopping, schools, THE LAKE, and quick easy access to both highways if you are commuting to Red Deer! Open concept plan with a kitchen island, Granite countertops, SS appliances, 9 ft ceilings, and a garden door to deck. Lots of room for a garage on this lot. Paved alley with a double gravel parking pad. New home warranty makes this a sound buy! Energy efficient home with spray foam insulation.