



GRASSROOTS
REALTY GROUP

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9 Ian Way
Sylvan Lake, Alberta

MLS # A2340156



\$460,000

Division:	Iron Gate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

Presenting a stunning Iron Gate Home! Three spacious bedrooms and two and a half bathrooms, this home is designed for comfortable living. The open concept layout showcases a beautifully appointed kitchen with stainless steel appliances, sleep countertops, ample cabinet and storage space making it ideal for both everyday meals and entertaining guests in the oversized dining room. Natural light floods the living area with large windows creating a warm and inviting atmosphere. The primary suite is a true retreat complete with a luxurious en-suite bathroom and walk-in closet. Additional highlights include maple cabinetry, quartz countertops, direct access to backyard deck from the kitchen, triple-pane windows, added double detached garage (2024) with paved alley access, and remaining new home warranty. Welcome home!