

# \$364,900 - 3 Iron Gate Boulevard, Sylvan Lake

MLS® #A2229860

**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE. NO CONDO FEES-VALUE PRICED! This 3 bedroom 3 bathroom townhome is situated in highly desirable Iron Gate subdivision in close proximity to all amenities, easy highway access...and not that far from the lake! The main floor has an open kitchen/living room/dining room concept finished in luxury vinyl plank flooring. The kitchen has central Island, stainless steel stove/fridge/dishwasher/O.T.R. microwave with window for plenty of natural light. Just off the kitchen you will find a conveniently located 2 piece bathroom, coat closets, pantry and garden door leading to an east facing rear deck with a private fenced. There is also a rear parking pad with access of the paved alley. The upper floor consists of three good size bedrooms including the Primary bedroom with large walk in closet and 5 piece ensuite with his/hers sinks. A four piece common bathroom and upper floor laundry with washer/dryer are included complete the upper floor. The basement is open for your own development. This home also has a high efficiency furnace and balance of 10 year new home warranty included. Don't miss this fabulous home at an affordable price!

Built in 2019

## Essential Information

MLS® #

A2229860



|                |               |
|----------------|---------------|
| Price          | \$364,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,389         |
| Acres          | 0.05          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3 Iron Gate Boulevard |
| Subdivision | Iron Gate             |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 0T6               |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Parking Pad                                                                    |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Lane, Front Yard, Landscaped, Rectangular Lot, Interior Lot, |

|              |                                   |
|--------------|-----------------------------------|
|              | Irregular Lot                     |
| Roof         | Asphalt                           |
| Construction | Vinyl Siding, Wood Frame, Asphalt |
| Foundation   | Poured Concrete                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 66              |
| Zoning         | R3              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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