\$599,900 - 6 Ian Way, Sylvan Lake

MLS® #A2250098

\$599,900

3 Bedroom, 3.00 Bathroom, 1,558 sqft Residential on 0.11 Acres

Iron Gate, Sylvan Lake, Alberta

Construction nearly complete-move in before the weather changes! Brand new 3 bedroom 3 bathroom 2 story home with large attached garage, backing onto a future green space/walking trail. This home is located in popular Iron Gate subdivision in close walking proximity to all amenities! As you enter the home you will be greeted by a good size fover with closet. The main floor has an open kitchen/dining/ living room design. The kitchen comes complete with stainless steel stove/fridge/dishwasher/microwave, large centre island, quartz counter tops, and pantry. Just off the dining room you'll find a sunny south facing 11.5x10 ft. deck. The main floor also has a 2 piece bathroom conveniently locate near the garage door entry/front entry. Main floor area is finished in luxury vinyl plank flooring. Upstairs you'll find 3 bedrooms, including a large Primary bedroom complete with a 5 piece ensuite with tub/shower and his/hers sinks and a large walk in closet. Convenient upper floor laundry complete with washer/dryer and a 4 piece main bathroom complete this floor. Upper floor is finished with carpet flooring, bathrooms finished with luxury vinyl plank. Other great features include roughed in front landscaping, central vac, roughed in under slab heat in basement, 10 year new home warranty. This home will be ready for possession approximately October 31, 2025. Don't delay! Need a 4th bedroom? Seller will fully develop basement with an additional bedroom, family room and 4 piece



bathroom for \$36380 plus GST.

Built in 2025

Essential Information

MLS® # A2250098

Price \$599,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,558

Acres 0.11

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 6 Ian Way

Subdivision Iron Gate

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0W5

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front,

Insulated, Garage Door Opener

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows,

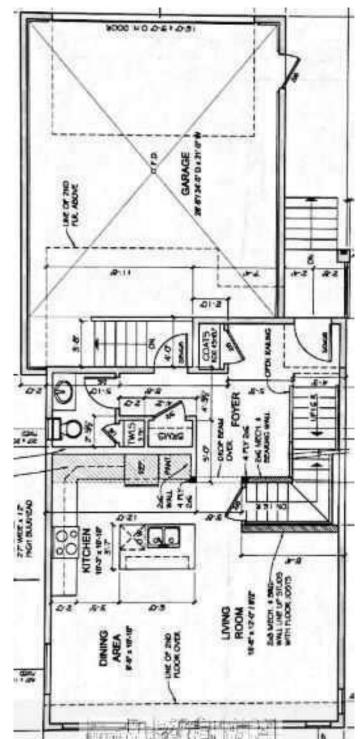
Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Natural Gas, High Efficiency, In Floor Roughed-In

Cooling None

Has Basement Yes



Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City L

Roof Asphalt

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

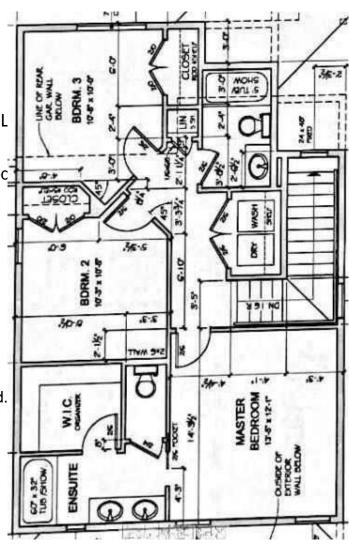
Additional Information

Date Listed August 23rd, 2025

Days on Market 67 Zoning R5

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.



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