

# \$455,000 - 11 Ian Way, Sylvan Lake

MLS® #A2205867

**\$455,000**

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

**LIVE BY THE LAKE!** This nearly new 1,139 sq. ft. bi-level home in the desirable Iron Gate subdivision offers modern living just minutes from shopping, restaurants, and the lake.

Step inside to an open-concept kitchen, living, and dining area with soaring 9 ft. ceilings and stylish vinyl plank flooring. The kitchen is a chef's delight, featuring a granite center island, pantry, and stainless steel appliances—including a stove, fridge, dishwasher, and microwave. A garden door off the kitchen leads to a spacious 12x13 back deck, perfect for outdoor entertaining.

The primary bedroom is a private retreat with a large walk-in closet and a 4-piece ensuite. Two additional main-floor bedrooms share a full 4-piece bathroom. Cozy carpet flooring adds warmth to all bedrooms.

This deep lot offers plenty of space for a future double detached garage and includes a 2-car rear gravel parking pad. Paved alleys, front sod, and energy-efficient features like spray foam insulation add to the appeal. The basement is ready for development, with roughed-in underfloor heating and central vac. Need more space? Easily expand into a 5-bedroom home with a large living area, two extra bedrooms, and another full bath downstairs.

Don't miss this incredible



opportunityâ€”schedule your viewing today!

Built in 2022

### Essential Information

MLS® #	A2205867
Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	54
Zoning	R5

**Listing Details**

Listing Office	eXp Realty
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