# \$399,900 - 26 Inglis Crescent, Sylvan Lake

MLS® #A2197025

### \$399,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft Residential on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

END UNIT!! No condo fees! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty by winner of the 2024 Builder of year award, Asset Builders Corp. Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertops (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite space of all parents out there is this back entry w/half bath @ the back door that leads to your 10'6"x10' west facing back deck w/aluminum railing & sunny west facing backyard for all those sun worshippers out there, with vinyl fence along north property line from back of unit towards 20x20 gravel parking area, room for 2 car parking off paved back lane. Upstairs you will find the handy laundry room, 2 good sized bedrooms, a full main bath + a Primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for







your inspiration, planned for future bedroom, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This new neighborhood is close to shopping, food & highway. A single detached garage can be built on this property in the future subject to town approval.

#### Built in 2025

#### **Essential Information**

MLS® # A2197025

Price \$399,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,409

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 26 Inglis Crescent

Subdivision Iron Gate
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0V3

#### **Amenities**

Amenities Other, Playground

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 25th, 2025

Days on Market 251
Zoning R3

## **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.