

\$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

IMMEDIATE POSSESSION AVAILABLE!

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 foyer 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 front landscaping, paved rear alley, roughed in central vac, roughed in under slab heat in basement, 10 year new home warranty. 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	Double Garage Attached, Garage Door Opener, Insulated, Concrete Driveway, Garage Faces Front
# 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

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, City Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	75
Zoning	R5

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.