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

MLS® #A2229860

\$364,900

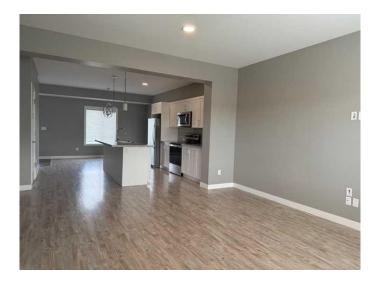
3 Bedroom, 3.00 Bathroom, 1,389 sqft Residential on 0.05 Acres

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 70 Zoning R3

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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