

# \$434,888 - 11 Ian Way, Sylvan Lake

MLS® #A2233620

**\$434,888**

3 Bedroom, 2.00 Bathroom, 1,156 sqft  
Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Welcome to the new community of Iron Gate in Sylvan Lake! This contemporary 3 bedroom, 2 bathroom bi-level is the perfect place to call home. Where style meets functionality, this fabulous home is thoughtfully designed for both entertaining and everyday life.

A bright and spacious front entrance leads to the open concept floor plan. The modern kitchen boasts a granite island, stainless steel appliances, and a large dining area with plenty of natural light. The main level includes a primary bedroom with a walk in closet and 4 piece ensuite, as well as 2 additional bedrooms and 4 piece bathroom. The lower level features include laundry, roughed in in-floor heat, roughed in central vac, and 9â€™™ ceilings with plenty of room to build 2 additional lower level bedrooms and a full bathroom.

This home is situated on a deep enough lot to add a double car detached garage. It currently includes 2 rear gravel parking pads off of the paved back alley. With clean modern lines and plenty of curb appeal, this property does not disappoint!

Located in the growing community of Iron Gate Sylvan Lake, this home delivers both lifestyle and long-term potential. Conveniently located in close proximity to many amenities including shopping and restaurants and a short distance to the lake! 11 Ian Way is the perfect place to



call home!

Built in 2022

**Essential Information**

MLS® #	A2233620
Price	\$434,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
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, Parking Pad

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

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

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	6
Zoning	R5

**Listing Details**

Listing Office	KIC Realty
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