

# \$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

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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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