

## 1 Iron Gate Boulevard Sylvan Lake, Alberta

**MLS # A2207057**



# \$369,900

<b>Division:</b>	Iron Gate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** WINDOW COVERINGS

IMMEDIATE POSSESSION AVAILABLE. VALUE PRICED! This 3 bedroom 3 bathroom end unit 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! This end unit has a considerably larger yard than most! 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!