# \$394,900 - 42 Irvin Way, Sylvan Lake

MLS® #A2238579

## \$394,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft Single Family on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

No condo fees! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Quick possession! Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty by winner of the 2024 Builder of year award, Asset Builders Corp. Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertops (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite space of all parents out there is this back entry w/half bath @ the back door that leads to your 10'6"x10' back deck w/aluminum railing & sunny south facing & sodded backyard for all those sun worshippers out there, with fence & a 20x20 gravel parking area, room for 2 car parking off paved back lane. Upstairs you will find the handy laundry room, 2 good sized bedrooms, a full main bath + a Primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration, planned for future bdrm, bath





& family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This newer neighborhood is close to shopping, food & highway. Interior pictures are of a previous unit with similar colors & exact same layout. A single detached garage can be built on this property in the future. (id:6289)

#### Built in 2025

#### **Essential Information**

Listing # A2238579
Price \$394,900

Bedrooms 3
Bathrooms 3.00
Half Baths 1

Square Footage 1,409 Acres 0.06

Year Built 2025

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 42 Irvin Way
Subdivision Iron Gate
City Sylvan Lake

Province Alberta
Postal Code T4S0W2

### **Amenities**

Amenities Park, Playground, Shopping, Other

Features Other, Back lane, Closet Organizers, No Animal Home, No Smoking

Home

Parking Spaces 2

Parking Other

## Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo

Heating Forced air

Cooling None

# of Stories 2

# **Exterior**

Exterior Concrete

Exterior Features Landscaped

Construction Poured concrete, Wood fram

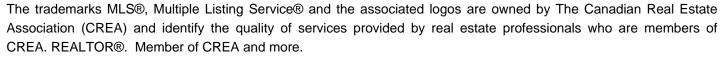
Foundation Poured Concrete

# **Listing Details**

Listing Office RCR - Royal Carpet Realty Ltd.







Listing information last updated on October 21st, 2025 at 6:01pm PDT

