

\$499,000 - 9 Ian Way, Sylvan Lake

MLS® #A2251286

\$499,000

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Welcome to this beautifully crafted family home in the sought-after community of Iron Gate, built by 2024 Builder of the Year - Asset Builders Corp. Nestled on a quiet street, this property combines modern design, quality construction, and unbeatable functionality, ready for you to move right in.

Step onto the charming front porch and into a bright, sunfilled entryway. The open-concept main floor is designed for effortless living and entertaining, with a spacious living and dining area that flows seamlessly into the kitchen.

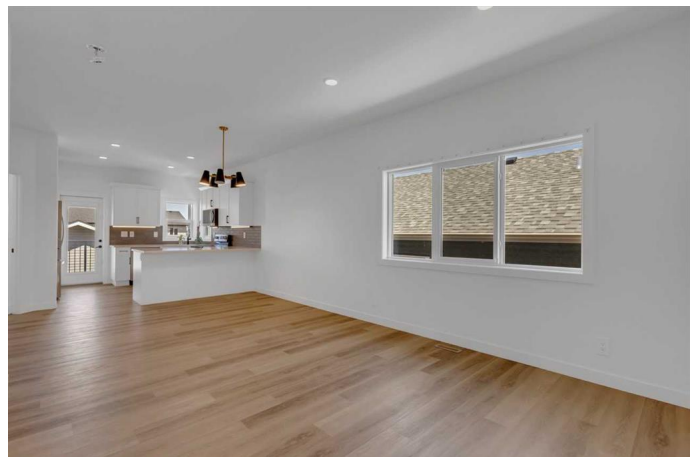
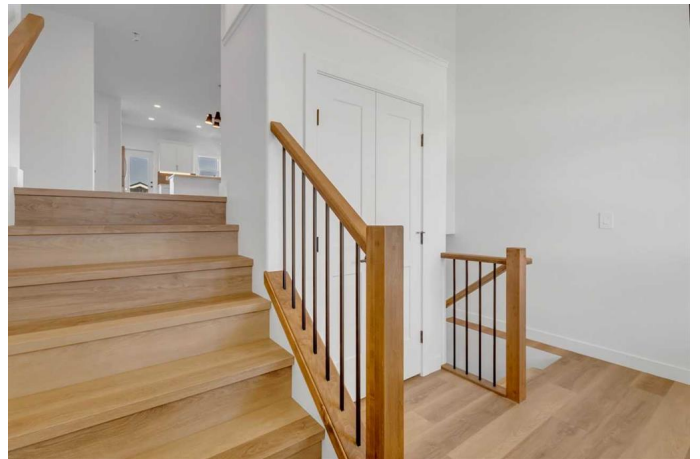
The kitchen is a chef's dream, featuring:
Rich maple cabinetry with loads of storage
Quartz countertops with an extended eating bar

Stainless steel appliances with exterior-vented microwave hood fan

Direct access to the backyard deck, perfect for summer BBQs

Your primary suite is a true retreat, complete with a large ensuite, walk-in closet, and serene views of the backyard. Two additional bedrooms and a full bath complete the main floor, offering plenty of space for family or guests.

Downstairs, the bright lower level is ready for your personal touch—already designed for two additional bedrooms, a bathroom, laundry/furnace room, and a huge open family



space with oversized windows that flood the area with natural light.

Additional features youâ€™ll love:
Vinyl plank flooring throughout main living areas
Cozy carpet in the bedrooms
Triple-pane windows for energy efficiency
Brand-new double detached garage (Nov 2024) with paved back alley
Large backyard waiting for your vision
New Home Warranty still in place for peace of mind
Bonus Offer: To make your move even smoother, the seller is including a two-week stay at Prairie Moon Inn for relocation if needed.
This is the perfect blend of comfort, style, and future potential, just minutes from everything Sylvan Lake has to offer.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2251286 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,071 |
| Acres | 0.10 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------|
| Address | 9 Ian Way |
| Subdivision | Iron Gate |
| City | Sylvan Lake |

| | |
|-------------|-----------------|
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S0W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | High Efficiency, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 26th, 2025 |
| Days on Market | 1 |
| Zoning | R5 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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