

\$433,888 - 11 Ian Way, Sylvan Lake

MLS® #A2246152

\$433,888

3 Bedroom, 2.00 Bathroom, 1,066 sqft
Residential on 0.10 Acres

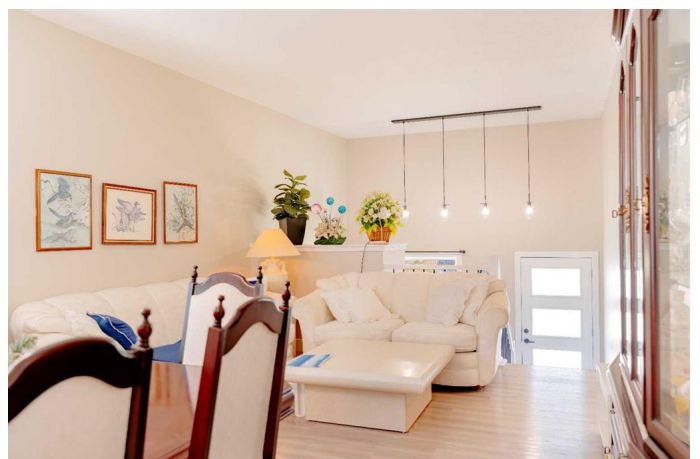
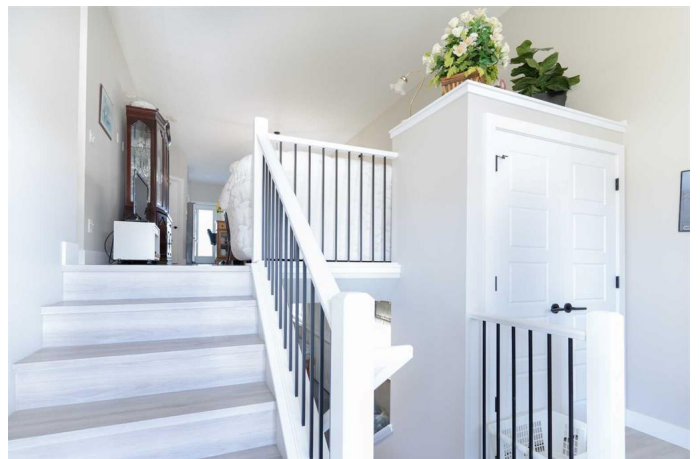
Iron Gate, Sylvan Lake, Alberta

Welcome to your new beginning in Sylvan Lake! This beautiful home in the charming Iron Gate subdivision is more than just a place to live; it's an open invitation to a life you'll love at every stage. Just a short, leisurely stroll from the shimmering lake and all the town's best amenities, this is where convenience and community come together.

Step inside and feel right at home with the open-concept floor plan and its impressive 9-foot ceilings. The living space is perfectly designed for both quiet nights in and lively gatherings. The kitchen is the heart of the home, featuring a stylish granite island, a spacious pantry, and a full suite of stainless steel appliances, making it a joy to cook and entertain. From the kitchen, a garden door invites you out to a private 12x13 deck, your perfect spot for morning coffee, summer barbecues, or simply enjoying the fresh air.

The main floor offers a serene escape with a spacious master bedroom, complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom provide comfort and privacy for family or guests. All bedrooms are finished with plush carpeting, creating a cozy and warm feel.

Outdoors, the deep lot is a blank canvas for your dreams, with plenty of room to build a double detached garage. A convenient 2-car



rear gravel parking pad and paved alleys are already in place, and the front yard is complete with sod. For added peace of mind and convenience, this home also includes a washer and dryer, roughed-in under-slab heat in the basement, and roughed-in central vacuum.

Ready for the next chapter? This home is ready to grow with you. The basement is perfectly prepped and roughed-in for future development, giving you the exciting potential to add a large living room, two more bedrooms, and a 4-piece bathroom. It's a versatile space just waiting for your personal touch.

An Investor's Dream in Sylvan Lake!

Beyond its charm, this property represents a compelling investment opportunity in a vibrant market. Sylvan Lake's strong appeal as a year-round destination drives demand for both short-term vacation rentals and stable long-term leases. The home's ideal location, just blocks from the lake, is a key selling point for attracting guests and tenants.

With its functional layout and included appliances, this home is ready for immediate possession, allowing for instant rental income. The potential to easily add two bedrooms and a bathroom in the basement is a significant value-add, giving you the power to maximize your rental yield. Whether you're looking to build a long-term rental portfolio or capitalize on the lucrative short-term seasonal market, this property offers a fantastic return on investment potential.

Please note: basement developments must be permitted by the Municipality of Sylvan Lake.

Built in 2022

Essential Information

MLS® #	A2246152
Price	\$433,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
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	t4s0t6

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad, Rear Drive

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, High Efficiency, In Floor Roughed-In, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	20
Zoning	R5

Listing Details

Listing Office	Ko Realty Ltd.
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