

\$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.

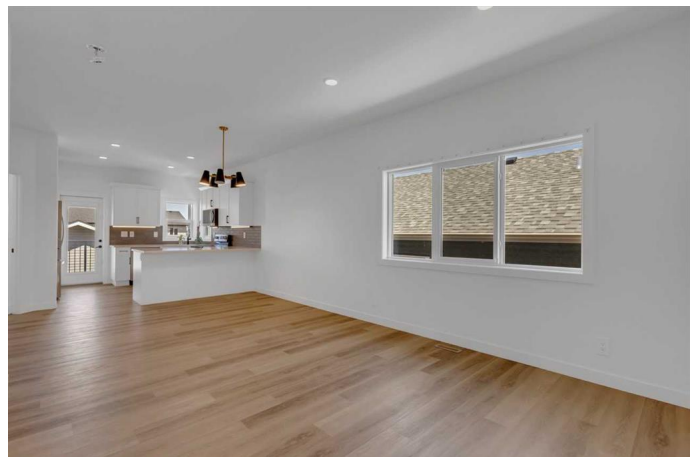
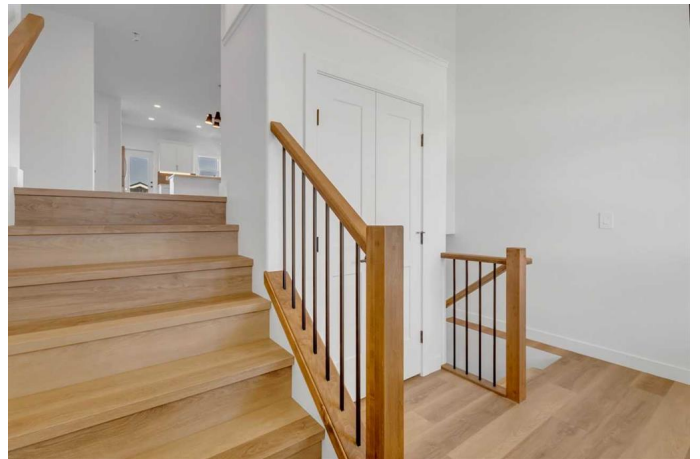
The kitchen is a chef's dream, featuring:
Rich maple cabinetry with loads of storage
Quartz countertops with an extended eating bar

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
Zoning	R5

Listing Details

Listing Office	RE/MAX iRealty Innovations
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