

# \$374,900 - 25 Inglis Crescent, Sylvan Lake

MLS® #A2252535

**\$374,900**

3 Bedroom, 3.00 Bathroom, 1,459 sqft  
Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

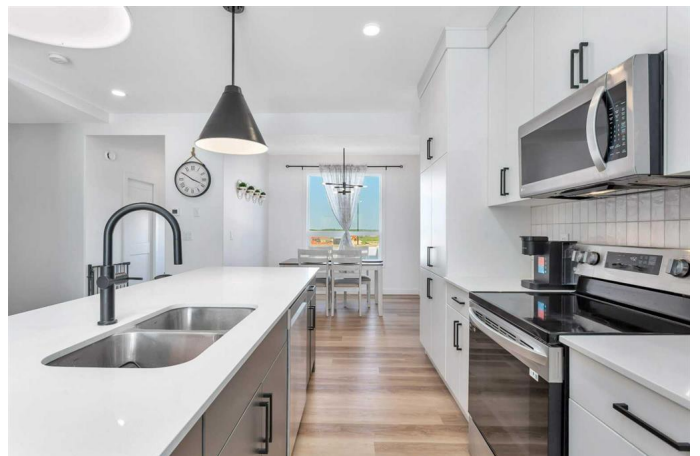
INVESTOR ALERT!! END UNIT with A/C, Fenced Yard & Long-Term Tenants! Stylish, modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living, steady rental income, and peace of mind with the remainder of the Alberta New Home Warranty.

Step onto your charming 7'x7' front deck and into a bright, open-concept main floor filled with natural light, thanks to large energy-efficient triple-pane windows. The vinyl plank flooring throughout is both durable and stylish, while plush carpet upstairs adds cozy comfort.

Featuring a large island with extended Quartz countertops (ideal for stools, homework time, or late-night chats), a built-in pantry, and 4 stainless steel appliances this kitchen is the heart of this home. The spacious dining area fits a full-size table with room for guests, and the separate mudroom with a half bath is perfect for families with quick access your east-facing back deck.

Enjoy the fully fenced backyard (fencing completed on all sides for privacy and security) and rear lane access with two parking stalls. There's also room for a future single detached garage.

Upstairs, you'll find a convenient laundry room, two generously sized bedrooms, a full main bathroom, and a primary suite with a 4-piece ensuite and walk-in closet. Bonus: extra-large hallway closets for all your storage needs!



The basement is unfinished, ready for your visionâ€”plumbed and framed for a future bedroom, bathroom, and rec room, with large windows for great light.

The property now includes central A/C for year-round comfort and has long-term tenants in place, offering a stable and consistent revenue stream. Located minutes from shopping, restaurants, and the highway, this move-in-ready (and income-ready!) home is perfect for investors looking for a set-it and forget-it rental property.

Built in 2023

**Essential Information**

MLS® #	A2252535
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	25 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

**Amenities**

Parking Spaces	2
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Parking	Alley Access, Parking Pad
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### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R3

### **Listing Details**

Listing Office	CIR Realty
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