

\$379,900 - 28 Inglis Crescent, Sylvan Lake

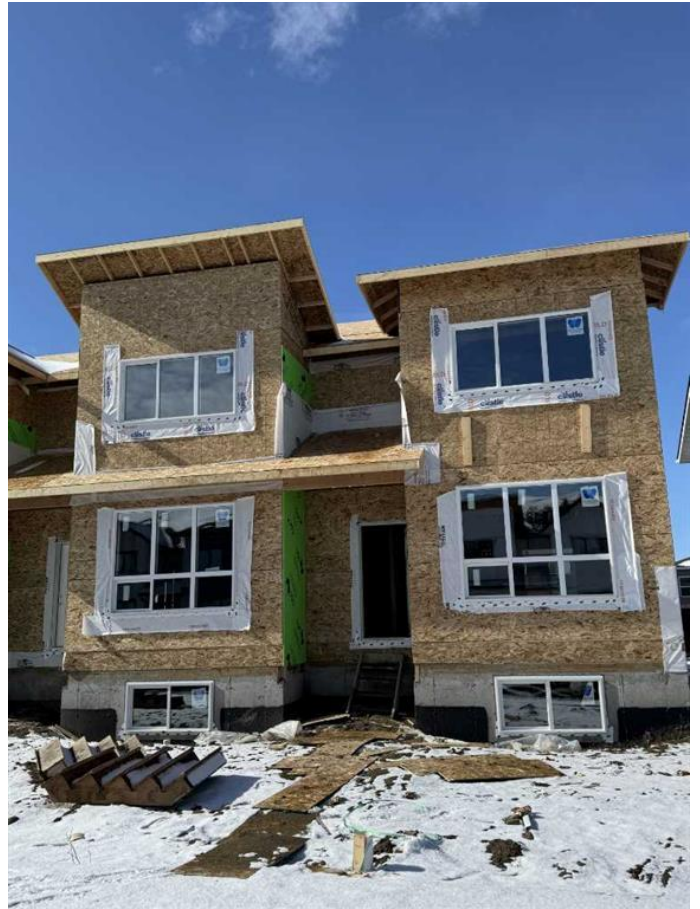
MLS® #A2197030

\$379,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

Great Location!!! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Ready for END OF MAY 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' west facing back deck w/aluminum railing & sunny west facing backyard for all those sun worshippers out there, with fence between neighbors (done down sides with back section open) with 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 bedroom, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This new 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 subject to town approval.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2197030 |
| Price | \$379,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,409 |
| Acres | 0.05 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 28 Inglis Crescent |
| Subdivision | Iron Gate |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0V3 |

Amenities

| | |
|-----------|--|
| Amenities | Other, Playground |
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |

Parking Spaces 2
Parking Alley Access, Off Street, On S



Interior

Interior Features Bathroom Rough-in, Closet
Home, No Smoking Home, O
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025
Days on Market 37
Zoning R3

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.