

# \$419,900 - 47 Iron Gate Boulevard, Sylvan Lake

MLS® #A2228376

**\$419,900**

4 Bedroom, 4.00 Bathroom, 1,396 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Welcome to 47 Iron Gate Boulevard - A beautifully updated semi-detached home that is perfect for families or an addition to your investment portfolio. Step into this bright and airy, well-maintained, two-story home featuring an open-concept layout great for family living and entertaining. With 4 BEDROOMS and 4 BATHROOMS, and a FULLY DEVELOPED basement, this home offers exceptional space and versatility. The main level has been freshly painted and boasts brand-new vinyl plank flooring and has a convenient 2 piece bathroom right off the entry. Upstairs, youâ€™ll find three well-appointed bedrooms, including a generous primary suite complete with a walk-in closet and a private 3 piece ensuite. There is another 4 piece bathroom for the kids and the washer and dryer are also conveniently located on the upper floor, making laundry a breeze. The fully developed basement offers even more living space with a fourth bedroom, family room and 4 piece bath. The yard features newly planted fruit trees and a gazebo over the deck for added privacy and shade. Additional highlights include an attached garage, great curb appeal, located in the family friendly neighbourhood of Iron Gate and all at a FANTASTIC PRICE that canâ€™t be beat!

Built in 2021

## Essential Information



MLS® #	A2228376
Price	\$419,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,396
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	47 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R5A

### **Listing Details**

Listing Office	The Agency North Central Alberta
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