

**5 Iron Gate Boulevard  
Sylvan Lake, Alberta**

**MLS # A2267822**



# \$369,900

<b>Division:</b>	Iron Gate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Irregular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** NONE

Immediate possession available! Live at the lake....Don't miss this "Turn Key" 1392 sq. ft. 3 bedroom, 3 bathroom townhome with NO CONDO fees. An exceptional location with great proximity to all of the shopping and amenities of south east Sylvan Lake including Wal-Mart, Boston Pizza, Canadian Tire, Nor Frills and Sobeys, with quick highway access for your daily commute. Modern exterior, this home is bright with an open floor plan. Laminate flooring throughout living room, dining room and kitchen. Upstairs is 3 bedrooms and laundry. Master bedroom has large walk in closet, and a 5 pce ensuite. Basement is undeveloped with potential for family room another bedroom and 4pce bathroom. Nice big yard is landscaped with 10x10 deck, 2 stall gravel parking pad and low maintenance vinyl fencing. Balance of 10 year new home warranty. You don't have worry about a fence, landscaping, appliances, blinds, deck, it's all included here, just move in!