

# \$399,900 - 40 Irvin Way, Sylvan Lake

MLS® #A2219838

## \$399,900

3 Bedroom, 3.00 Bathroom, 1,408 sqft  
Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

END UNIT!! No condo fees! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Ready for July 30th 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' back deck w/aluminum railing & sunny south facing backyard for all those sun worshippers out there, with vinyl fence along north property line from back of unit towards 20x20 gravel parking area, room for 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 bdrm, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This newer 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.

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219838      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,408         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 40 Irvin Way    |
| Subdivision | Iron Gate       |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0W2         |

Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Other, Playground |
| Parking Spaces | 2                 |
| Parking        | Off Street        |



## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)   |
| Heating           | Forced Air   |
| 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    | May 9th, 2025 |
| Days on Market | 79            |
| Zoning         | R3            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.