

\$455,000 - 11 Ian Way, Sylvan Lake

MLS® #A2205867

\$455,000

3 Bedroom, 2.00 Bathroom, 1,141 sqft
Residential on 0.10 Acres

Iron Gate, Sylvan Lake, Alberta

Step inside the sun-splashed foyer of 11 Ian Way and picture your mornings unfolding beneath nine-foot ceilings and the gentle glow of oversized windows. The open-concept main level feels instantly welcomingâ€”luxury vinyl plank underfoot, a granite-topped island at the heart of the kitchen, and stainless-steel appliances ready for pancake Saturdays or aprÃ“s-beach charcuterie boards. A garden door draws you outside to a south-facing deck where evening barbecues drift across a deep yard long enough to host lawn games now and a future double garage if you choose.

Three main-floor bedrooms make family life seamless. The primary suite tucks quietly at the back, giving you a walk-in closet and a private four-piece bath finished in neutral tones. Two additional bedrooms share a full bath, each space softened with plush carpet so little feet stay warm.

Downstairs, full-height windows flood the unfinished basement with daylightâ€”already framed, insulated, and roughed-in for in-floor heat and a third bath. Envision a sprawling rec room plus two more bedrooms, transforming the home to a five-bed retreat or creating the ideal layout for short-term rental guests once you secure the townâ€™s easy-to-obtain vacation-rental permit.

Life here is effortlessly convenient. Walmart,



Sobeys, No Frills, Canadian Tire, coffee shops and eateries sit four to six minutes away, all linked by freshly paved streets. In seven minutes you can trade groceries for shoreline: dip a paddleboard at the public beach, wander the boardwalk, or catch sunset from Lakeshore Drive's patio scene. The NexSource Centre's pools, arenas and climbing wall rest just across Highway 20, keeping kids' activities and personal workouts close at hand.

Commuting is painless"about twenty minutes to Red Deer and under two hours to either Calgary or Edmonton"yet every evening you return to Sylvan Lake's relaxed pace and vibrant, four-season calendar of festivals.

Nearly new construction, energy-efficient insulation, a two-car parking pad, new-home warranty and endless potential below grade combine to make 11 Ian Way the smart, flexible choice for first-time buyers, young families, or investors seeking turnkey income in Central Alberta's favourite resort town. Book your private showing today and let the lake lifestyle start writing its next chapter with you.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205867 |
| Price | \$455,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,141 |
| Acres | 0.10 |
| Year Built | 2022 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11 Ian Way |
| Subdivision | Iron Gate |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0W5 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Water Heater, 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, Back Yard, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 86 |
| Zoning | R5 |

Listing Details

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|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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