

# \$394,900 - 42 Irvin Way, Sylvan Lake

MLS® #A2238579

**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.06 Acres

Iron Gate, Sylvan Lake, Alberta

No condo fees! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Quick 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 & sodded backyard for all those sun worshippers out there, with fence & a 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



### FLOORING SELECTIONS



**Specifications**

A- Farmhouse SMM - Sandbanks  
Whole main floor as well as main bath, ensuite & laundry rm

B- Attainable - Desert Light  
Stairs going up, upper hall, all bdrms WIC

### TILE SELECTIONS



**Specifications**

A- Miramo Picket - Sand  
Bathroom vanities to 6" Grout: Warm Grey

B - Miramo 1x6 - Sand  
Kitchen splash vertical stacked, 18" Grout: Warm Grey

C- Basato - White Glossy  
Tub & Shower surrounds 1 row Grout: Warm Grey

### BATHROOM RENOVATING

& 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® #         | A2238579      |
| Price          | \$394,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 42 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 Home, No Smoking Home, O |
| Appliances        | Dishwasher, Microwave Hood                         |
| 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    | July 9th, 2025 |
| Days on Market | 94             |
| Zoning         | R3             |

## Listing Details

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

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