

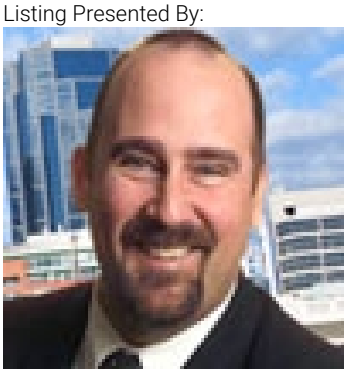
11 Iron Gate Boulevard Sylvan Lake Alberta

$369,900

Well cared for, thoughtfully designed and in a great Sylvan Lake location! This former Falcon Homes show home is an end-unit townhouse offering three bedrooms, three bathrooms and plenty of practical features that make everyday living a little easier.The bright main floor features attractive laminate flooring, large windows with both east and west exposure, and a distinctive living room feature wall that adds a little personality. The functional kitchen offers stainless steel appliances and opens to a spacious dining area with direct access to the deck. A convenient two-piece bathroom completes the main floor.Upstairs, you'll find three comfortable bedrooms, including a primary bedroom with its own three-piece ensuite, plus an additional four-piece bathroom. Light, neutral finishes, plush carpeting and generous windows create a comfortable, inviting feel throughout the upper level.The unfinished basement is currently being enjoyed as additional living space, with plenty of flexibility for storage, hobbies or future development.A few extras worth appreciating? **Central air conditioning, a water softener and an 18' x 24' heated garage** -- especially welcome during Alberta winters!Outside, the spacious 12' x 10' deck enjoys plenty of sunshine, with thoughtfully designed side privacy walls creating a comfortable spot to relax. The yard is fully landscaped, and another bonus? **No condo fees!**And then there's the location. Set in an established neighbourhood with great neighbours, walking trails, parks, shopping and everyday amenities close by, it's easy to see why people enjoy living here.A well-maintained home in a convenient location, with the space, features and flexibility to make it your own. (id:6769)

Bedroom 8.92 Ft x 9.33 Ft
4pc Bathroom Measurements not available
Bedroom 13.17 Ft x 9.58 Ft
Primary Bedroom 12.50 Ft x 12.33 Ft
3pc Bathroom Measurements not available
Living room 11.00 Ft x 14.75 Ft
Kitchen 12.08 Ft x 12.83 Ft
Other 11.00 Ft x 7.00 Ft
2pc Bathroom Measurements not available

Listing Presented By:



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