

\$419,900 - 47 Iron Gate Boulevard, Sylvan Lake

MLS® #A2228376

\$419,900

4 Bedroom, 4.00 Bathroom, 1,396 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

Welcome to 47 Iron Gate Boulevard - A beautifully updated semi-detached home that is perfect for families or an addition to your investment portfolio. Step into this bright and airy, well-maintained, two-story home featuring an open-concept layout great for family living and entertaining. With 4 BEDROOMS and 4 BATHROOMS, and a FULLY DEVELOPED basement, this home offers exceptional space and versatility. The main level has been freshly painted and boasts brand-new vinyl plank flooring and has a convenient 2 piece bathroom right off the entry. Upstairs, youâ€™ll find three well-appointed bedrooms, including a generous primary suite complete with a walk-in closet and a private 3 piece ensuite. There is another 4 piece bathroom for the kids and the washer and dryer are also conveniently located on the upper floor, making laundry a breeze. The fully developed basement offers even more living space with a fourth bedroom, family room and 4 piece bath. The yard features newly planted fruit trees and a gazebo over the deck for added privacy and shade. Additional highlights include an attached garage, great curb appeal, located in the family friendly neighbourhood of Iron Gate and all at a FANTASTIC PRICE that canâ€™t be beat!

Built in 2021

Essential Information



MLS® #	A2228376
Price	\$419,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,396
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	47 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T6

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	14
Zoning	R5A

Listing Details

Listing Office	The Agency North Central Alberta
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