

# \$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 welcoming—luxury vinyl plank underfoot, a granite-topped island at the heart of the kitchen, and stainless-steel appliances ready for pancake Saturdays or aprons-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 daylight—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 town'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, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Gas Water Heater
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

Date Listed	March 26th, 2025
Days on Market	82
Zoning	R5

### Listing Details

Listing Office	eXp Realty
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