

\$374,900 - 25 Inglis Crescent, Sylvan Lake

MLS® #A2252535

\$374,900

3 Bedroom, 3.00 Bathroom, 1,459 sqft
Residential on 0.07 Acres

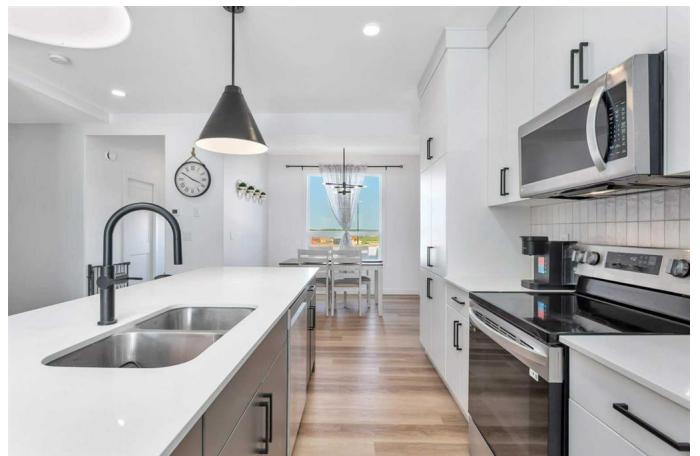
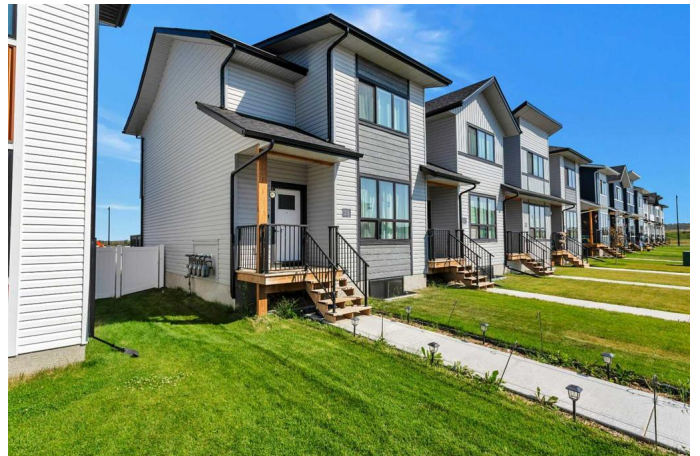
Iron Gate, Sylvan Lake, Alberta

INVESTOR ALERT!! END UNIT with A/C, Fenced Yard & Long-Term Tenants! Stylish, modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living, steady rental income, and peace of mind with the remainder of the Alberta New Home Warranty. Step onto your charming 7'x7' front deck and into a bright, open-concept main floor filled with natural light, thanks to large energy-efficient triple-pane windows. The vinyl plank flooring throughout is both durable and stylish, while plush carpet upstairs adds cozy comfort.

Featuring a large island with extended Quartz countertops (ideal for stools, homework time, or late-night chats), a built-in pantry, and 4 stainless steel appliances this kitchen is the heart of this home. The spacious dining area fits a full-size table with room for guests, and the separate mudroom with a half bath is perfect for families with quick access your east-facing back deck.

Enjoy the fully fenced backyard (fencing completed on all sides for privacy and security) and rear lane access with two parking stalls. There's also room for a future single detached garage.

Upstairs, you'll find a convenient laundry room, two generously sized bedrooms, a full main bathroom, and a primary suite with a 4-piece ensuite and walk-in closet. Bonus: extra-large hallway closets for all your storage needs!



The basement is unfinished, ready for your visionâ€”plumbed and framed for a future bedroom, bathroom, and rec room, with large windows for great light.

The property now includes central A/C for year-round comfort and has long-term tenants in place, offering a stable and consistent revenue stream. Located minutes from shopping, restaurants, and the highway, this move-in-ready (and income-ready!) home is perfect for investors looking for a set-it and forget-it rental property.

Built in 2023

Essential Information

MLS® #	A2252535
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	25 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	2
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Parking	Alley Access, Parking Pad
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Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	6
Zoning	R3

Listing Details

Listing Office	CIR Realty
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