



11 Ian Way , Sylvan Lake, Alberta - \$433,888



Main Photo

Property Description

Welcome to your new beginning in Sylvan Lake! This beautiful home in the charming Iron Gate subdivision is more than just a place to live; it's an open invitation to a life you'll love at every stage. Just a short, leisurely stroll from the shimmering lake and all the town's best amenities, this is where convenience and community come together.

Step inside and feel right at home with the open-concept floor plan and its impressive 9-foot ceilings. The living space is perfectly designed for both quiet nights in and lively gatherings. The kitchen is the heart of the home, featuring a stylish granite island, a spacious pantry, and a full suite of stainless steel appliances,



making it a joy to cook and entertain. From the kitchen, a garden door invites you out to a private 12x13 deck, your perfect spot for morning coffee, summer barbecues, or simply enjoying the fresh air.

The main floor offers a serene escape with a spacious master bedroom, complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom provide comfort and privacy for family or guests. All bedrooms are finished with plush carpeting, creating a cozy and warm feel.

Outdoors, the deep lot is a blank canvas for your dreams, with plenty of room to build a double detached garage. A convenient 2-car rear gravel parking pad and paved alleys are already in place, and the front yard is complete with sod. For added peace of mind and convenience, this home also includes a washer and dryer, roughed-in under-slab heat in the basement, and roughed-in central vacuum.

Ready for the next chapter? This home is ready to grow with you. The basement is perfectly prepped and roughed-in for future development, giving you the exciting potential to add a large living room, two more bedrooms, and a 4-piece bathroom. It's a versatile space just waiting for your personal touch.

An Investor's Dream in Sylvan Lake!

Beyond its charm, this property represents a compelling investment opportunity in a vibrant market. Sylvan Lake's strong appeal as a year-round destination drives demand for both short-term vacation rentals and stable long-term leases. The home's ideal location, just blocks from the lake, is a key selling point for attracting guests and tenants.

With its functional layout and included appliances, this home is ready for immediate possession, allowing for instant rental income. The potential to easily add two bedrooms and a bathroom in the basement is a significant value-add, giving you the power to maximize your rental yield. Whether you're looking to build a long-term rental portfolio or capitalize on the lucrative short-term seasonal market, this property offers a fantastic return on investment potential.

Please note: basement developments must be permitted by the Municipality of Sylvan Lake.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>



Courtesy Of: Ko Realty Ltd.



P: