

# \$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

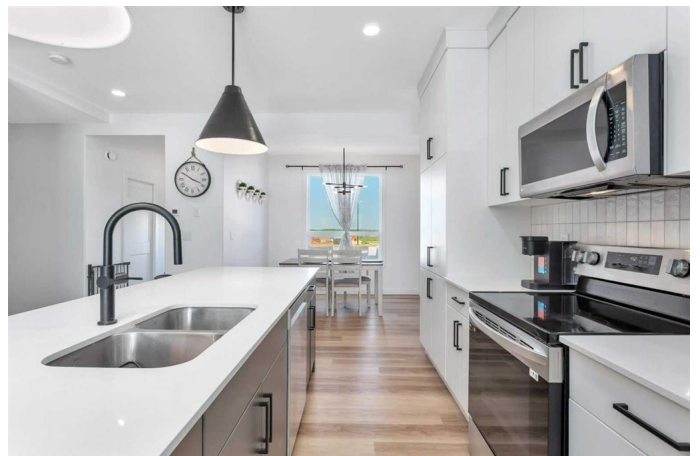
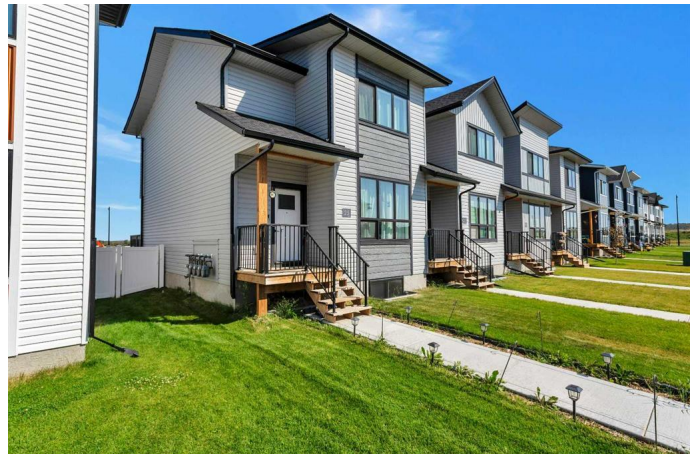
INVESTOR ALERT!! END UNIT with A/C, Fenced Yard & Long-Term Tenants! Stylish, modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living, steady rental income, and peace of mind with the remainder of the Alberta New Home Warranty.

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 |
|----------------|---|

|         |                           |
|---------|---------------------------|
| Parking | Alley Access, Parking Pad |
|---------|---------------------------|

## 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 | 23                |
| Zoning         | R3                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.