

# \$971,750 - 1 Irvin Way, Sylvan Lake

MLS® #A2088569

**\$971,750**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.69 Acres

Iron Gate, Sylvan Lake, Alberta

1.69 Acre multi-family building site in the very popular-strategically located Iron Gate subdivision-Sylvan Lake. Ready to build on-this 1.69 acre multi-family site has all services to the property line and is ready for development. The property fronts onto 1 Irvin Way, is surrounded by a paved lane way on three sides, and backs onto the 7.98 acre commercial development site. An incredible site for an apartment, adult living or townhomes. There are numerous homes under construction in this subdivision and an existing commercial development in Iron Gate. The surrounding area is Sylvan Lakes main shopping area with all amenities with in walking distance including Wal-Mart, Canadian Tire, Sobey's, no frills, restaurants, medical and more.

Built in 2023

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2088569     |
| Price      | \$971,750    |
| Bathrooms  | 0.00         |
| Acres      | 1.69         |
| Year Built | 2023         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 1 Irvin Way     |
| Subdivision | Iron Gate       |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0V3         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2023 |
| Days on Market | 543                |
| Zoning         | R3                 |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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