

# \$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	568
Zoning	R3

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.