



**72 Rozier Close
Sylvan Lake, Alberta**

MLS # A2271495



\$489,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,003 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, built in dishwasher & microwave, washer & dryer, water softener, garage door opener & control, electric fireplace

Ready for its new owners! Bi-Level in the family friendly close in Ryders Ridge, backing onto a large park! This charming home is fully finished with an attached double garage that fits the larger trucks. Features include vaulted ceilings, 3 zoned in-floor heat in the basement, electric fireplace, gas hook up on newer composite deck, UV protected windows and water softener. The Kitchen has an island and a walk in pantry and is open to the dining area with a patio door leading to the back deck and landscaped yard. The master bedroom has 2 closets and barn door access to its own full en-suite with heat lamp. Downstairs has the third bedroom, full bath and huge rec room. All kitchen appliances and washer, dryer and hot water tank are all newer (1 year) Enjoy the morning sun on the east facing deck and the green space at your back door!