



GRASSROOTS
REALTY GROUP

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**1 Ralston Place
Sylvan Lake, Alberta**

MLS # A2290812



\$579,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,590 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front, Heated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot, See Remarks		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: FRIDGE (2), STOVE, DISHWASHER (2), MICROWAVE (2), WASHER, DRYER, WINDOW COVERINGS, AC (AS-IS), SHED

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL LARGE CORNER LOT IN RYDER'S RIDGE ~ HEATED DOUBLE GARAGE + GATED RV PARKING ~ Covered front veranda overlooks the landscaped front yard and leads to a spacious tile foyer with dual closets and high ceilings ~ Open concept main floor layout is complemented by hardwood floors, soaring vaulted ceilings and large windows that allow for natural light to fill the space ~ The living and dining rooms share a 3-sided fireplace with a mantle above ~ The kitchen offers a functional layout with dark stained oak cabinets, ample counter space, full tile backsplash, window above the sink overlooking the backyard, walk in corner pantry and stainless steel appliances ~ Garden door leads to the spacious deck with a BBQ gas line and enclosed storage below ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and a unique upper level ensuite with a walk in shower and separate soaker tub, and a walk in closet with built in organizers ~ 2 bedrooms located on the upper level share a 4 piece bathroom ~ The fully finished basement has large above grade windows and operational in-floor heat ~ Large family room with a sitting area that opens to a wet bar with dark stained cabinets, stone countertops, raised eating bar, fridge, dishwasher and microwave ~ 2 basement bedrooms share a 4 piece bathroom ~ Laundry is located in it's own room and has a sink ~ HEATED 28'/24' L x 28' W garage has 2 overhead doors, hot and cold taps, 220V wiring and a man door that leads to a fenced in dog run and the backyard ~ The backyard offers tons of space, is fully fenced (vinyl) with gated RV parking, and has a large storage shed with an overhead door ~ Excellent location in award winning Ryder's Ridge, steps to schools, parks, playgrounds, walking trails, tons of

shopping with all amenities and easy access to the beach/Lakeshore Drive and highways.