



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7 Rowberry Court
Sylvan Lake, Alberta

MLS # A2297809



\$389,900

Division:	Ryders Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, I		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: NA

An INCREDIBLE OPPORTUNITY for a FIRST TIME BUYER or INVESTMENT PROPERTY! This two story end unit is situated in the sought after neighborhood of Ryders Ridge with an oversize pie-shaped lot. The location is ideal, park the car and walk to everything you need! Conveniently close to schools, shopping, and restaurants. The earth tone exterior is accented with stone work and a covered entrance. The single attached garage provides a cozy indoor parking spot. Freshly professionally painted and new carpet installed. The home features a functional floor plan that flows beautifully. The large entry way leads to both the living room and the garage. The kitchen features rich dark cabinetry, peninsula sit-up bar, and a charming corner sink. Dine inside or step thru the garden door to enjoy the patio. The backyard is fully fenced for the kids and pets to safely play. Step thru the gate and embrace the expansive green space and walking paths. Back inside, head upstairs to relax in the spacious primary bedroom, boasting a 3-piece ensuite and wonderful walk-in closet. Two additional bedrooms and a 4-piece bathroom complete this upper level. The basement awaits your finishing touches, but currently provides loads of storage space and the bathroom plumbing has been roughed in. Laundry is also located on this lower level. Come discover this RARE OPPORTUNITY! Take your tour today!