



**59 Reynolds Road
Sylvan Lake, Alberta**

MLS # A2309416



\$549,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vacuum/Attachments, Garage Control(s), Shed

Welcome to this beautifully maintained 1,531 sq. ft. two-storey home in the sought-after community of Ryders Ridge, ideally located near all amenities. Offering 4 bedrooms and 4 bathrooms, this home combines comfort, style, and functionality for the whole family. The main floor showcases rich hardwood flooring throughout the living, dining, and kitchen areas, creating a warm and inviting atmosphere. The inviting living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The contemporary kitchen is designed for both everyday living and entertaining, featuring a large island with upgraded stainless steel sink, a spacious corner pantry, dark maple cabinetry, and stainless steel appliances. Upstairs, the generous primary bedroom includes a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and a convenient upper-floor laundry area complete this level. The fully finished basement adds even more living space, highlighted by a welcoming family room with an electric fireplace set against a rock feature wall, an additional bedroom, and a cozy office nook—perfect for work or study. Additional features include a heated oversized attached garage, central vacuum system, in-floor heating, central air conditioning, and RV parking. This move-in-ready home offers exceptional value and a layout designed for modern family living.