



GRASSROOTS
REALTY GROUP

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**32 Reynolds Road
Sylvan Lake, Alberta**

MLS # A2315169



\$419,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,100 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, None, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: none

Welcome to the kind of home where memories are made — from backyard bonfires and movie nights downstairs to cozy mornings by the fireplace. This beautifully maintained fully developed modified bi-level offers 4 bedrooms, 3 bathrooms, and the perfect blend of space and comfort for first-time buyers or growing families looking to put down roots. Step inside and immediately appreciate the bright and open main living area featuring soaring ceilings, impressive floor-to-ceiling windows, and a warm gas fireplace that creates a stunning focal point while filling the home with natural light. The inviting layout makes everyday living and entertaining feel easy and comfortable. The spacious kitchen and dining area offer plenty of room for busy family life, holiday dinners, and gathering with friends, while the fully developed basement gives everyone their own space to spread out and enjoy. Downstairs you’ll find a large family room complete with a wet bar — perfect for entertaining, hosting game nights, or creating the ultimate hangout space for teenagers. One of the lower-level bedrooms has been thoughtfully set up as a hair salon, offering flexibility for a home business, office, gym, hobby room, or guest bedroom. Outside, the private fenced backyard is designed for enjoying Alberta summers with room for kids, pets, and family gatherings around the fire pit. Whether it’s roasting marshmallows, watching the kids play, or relaxing after a long day, this backyard truly feels like your own private retreat. With space to grow, functional living areas, and features the whole family will appreciate, this home offers exceptional value and a lifestyle buyers will instantly connect with.