



GRASSROOTS
REALTY GROUP

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200, 43 Reid Court
Sylvan Lake, Alberta

MLS # A2323230



\$229,900

Division:	Ryders Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: FRIDGE, STOVE, MICRO HOOD FAN, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS

Award-winning subdivision offering quality construction and affordable living in this stylish 8-plex townhome development. Whether you're a first-time buyer, professional, investor, or looking to downsize, this beautifully maintained, freshly painted top-floor home is the perfect blend of comfort, convenience, and lifestyle. Located just minutes from Sylvan Lake, you'll enjoy year-round recreation including boating, swimming, fishing, walking and biking trails, golf, and all the amenities this vibrant four-season community has to offer. Inside, you'll appreciate the bright, open-concept floor plan filled with natural light from the large windows. The spacious kitchen is designed for both everyday living and entertaining, featuring a large island, abundant cabinetry, generous counter space, and plenty of storage. Two generously sized bedrooms provide comfortable living, while the convenient in-suite laundry adds to the home's functionality. Additional features include one powered assigned parking stall, extra off-street guest parking, and low-maintenance living, allowing you more time to enjoy everything Sylvan Lake has to offer. Move-in ready and offering exceptional value, this home combines quality, style, and affordability in one of Sylvan Lake's most desirable communities. Whether you're searching for your first home, a smart investment, or an easy-care lifestyle, this property is sure to impress. Come discover why life is better in Sylvan Lake!