



**4185 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2324663



\$655,000

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|------------------|--|---------------|------------------|
| Division: | Ryders Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,707 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lightir | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: NA

Bring yourself home to this BEAUTIFUL TWO-STORY in the sought after neighborhood of Ryders Ridge. Conveniently close to schools, shopping and a variety of restaurants. Rich blue siding is complimented with stone pillars and a covered patio entrance. A heated double attached garage provides plenty of cozy indoor parking. This area leads you to a beautiful mud room with built-ins for every day organization. Step inside to discover a bright, open-concept floor plan, designed for functionality and family life. The spacious living room is anchored by a cozy fireplace and oversized picture window. The kitchen is sure to impress with crisp white shaker cabinetry, a striking blue island, and exquisite quartz countertops. The huge walk-in pantry provides ample storage space. Dine inside or step out on to the expansive rear deck, partially covered for optional shade. The backyard is fully fenced for the kids and pets to safely play. A rear gate gives you easy access to the surrounding greenspace and walking trails. An ideal setting for summer barbecues, outdoor activities, or simply relaxing. The second level offers privacy and an escape for the entire family. The spacious primary bedroom boasts a beautiful 4-piece ensuite with a custom tiled shower and wonderful walk-in closet. Two generous bedrooms and a 4-piece bathroom provide additional accommodations or perhaps a home office. The luxury of second level laundry is a convenient bonus. The fully finished basement expands the living space even further, featuring a family room, two generous bedrooms, and another 4-piece bathroom. A perfect set up for older children or overnight guests. Don't hesitate, add this lovely home to your list!