



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4078 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2325035



\$369,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Townhouse		
Size:	828 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Front Drive, Off Street, On Street, Parking Pad, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Big, bright, and beautifully designed, this exceptional bungalow-style walkout townhome offers an impressive and thoughtfully planned living space with 3 bedrooms and 3 bathrooms (2 full, 1 half), combining modern style with incredible functionality. Step through the charming front porch into a spacious foyer that creates a warm first impression while keeping the private bedroom level tucked away upstairs. The smart, lifestyle-focused layout is sure to impress. The walkout main level is the heart of the home, where soaring 9' ceilings and oversized triple-pane windows fill the open-concept living, dining, and kitchen with natural light. The stunning U-shaped kitchen is perfect for cooking and entertaining, featuring quartz countertops, upgraded stainless steel appliances, generous workspace, and a walk-in pantry. Just off the kitchen, a spacious flex room offers endless possibilities, ideal for a home office, gym, hobby room, playroom, or cozy den. The practical mudroom includes a built-in bench and convenient half bath before leading to the enclosed three-season room, creating a seamless transition to the outdoors. Outside, enjoy your own private retreat with a full-size deck featuring low-maintenance synthetic turf, a fenced vegetable and herb garden, mature shrubs, a beautiful blue spruce, a fire pit, and a professionally built 6' x 12' workshop/shed for hobbies, storage, or projects. A fenced gravel parking area accommodates two vehicles with direct access to the paved rear alley. Upstairs, the spacious primary suite offers peaceful west-facing views, a walk-in closet, a 4-piece contemporary ensuite, and a private 7' x 12' partially covered balcony, the perfect place to enjoy your morning coffee or evening sunsets. Two additional generous bedrooms, another full bathroom, convenient upper-floor laundry, and excellent storage complete the upper level. Easy-care

luxury vinyl plank flooring runs throughout the home, with carpet only on the stairs, making it as practical as it is stylish. Located in desirable Ryders Ridge, this home is just steps from a playground and directly across from a future neighborhood park, which will also create a 30 km/h playground zone, adding an extra level of safety and peace of mind for families and residents. With schools, shopping, restaurants, walking trails, and beautiful Sylvan Lake only minutes away, this location offers exceptional convenience and lifestyle. More space. More light. More lifestyle. This walkout townhome truly has it all.