



GRASSROOTS
REALTY GROUP

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28 Rafferty Court
Sylvan Lake, Alberta

MLS # A2326767



\$344,500

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, None		
Lot Size:	0.05 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions:	N/A
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Welcome to this bright and inviting 4-bedroom townhome in a fantastic location with NO CONDO FEES! The open-concept main floor is filled with natural light from the large windows and offers a functional layout perfect for everyday living. The kitchen features ample cabinetry, and a convenient island with seating. A dedicated dining area and a 2-piece bathroom complete the main level. Upstairs, you'll find three spacious bedrooms and a 4-piece bathroom, including a generous primary bedroom with a huge walk-in closet. The fully finished basement provides even more living space with a large family room, a large 4th bedroom, laundry area, and an additional 4-piece bathroom. Enjoy peace of mind knowing the furnace and hot water tank have both been recently replaced, taking care of two of the home's big ticket items. Outside, you'll find a back deck overlooking the fully fenced yard—perfect for kids, pets, or summer BBQs. Located just minutes from schools, parks, shopping, and all amenities, this home is ideal for first-time buyers, families, or investors alike! Dont miss out on this lovely home.