



GRASSROOTS
REALTY GROUP

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**6 Reid Court
Sylvan Lake, Alberta**

MLS # A2328295



\$334,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,144 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Stove, Fridge, Dishwasher, Washer, Dryer

This end unit townhouse offers a functional layout, low-maintenance living, and a location that's hard to beat. Built in 2013, this two storey home features 3 bedrooms, 2.5 bathrooms, and 1,144 square feet of well-designed living space, making it a great fit for first-time buyers, investors, or anyone looking for an easy place to call home. The bright main floor is designed for everyday living. The primary bedroom is complemented by its own private ensuite, a welcome bonus that adds extra convenience to the home. Two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office. Outside, you'll find a rear parking pad with room for two vehicles, along with the added natural light and extra separation that comes with being an end unit. Conveniently located close to schools, shopping, parks, and everyday amenities, this home offers a great opportunity to get into the Sylvan Lake market or expand your investment portfolio.