



GRASSROOTS
REALTY GROUP

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4396 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2328299



\$659,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, microwave, washer, dryer, bar fridge, window blinds

Style, Space & All the Perks Your Family Needs! Step inside this impressive 4-bedroom home in the highly sought-after community of Ryders Ridge. The inviting front entrance sets the tone with its spacious feel and beautiful staircase, leading into a layout designed for both everyday living and effortless entertaining. The bright living room features a cozy gas fireplace, while the large kitchen offers plenty of cabinetry, generous counter space, and a pantry—ideal for busy family life or hosting friends. Convenient main floor laundry adds to the home’s functionality. The main floor also has an office which can be used as a 5th bedroom. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite complete with a walk-in closet and a lovely 4-piece ensuite featuring a relaxing soaker tub. There's also a 4-piece bathroom. The fully developed basement expands your living space with a large family room with a wet bar, perfect for movie nights or game-day gatherings, along with a fourth bedroom, a 3-piece bathroom, and extra storage. Additional comforts include in-floor heating in the basement and central air conditioning. Outside, enjoy low-maintenance landscaping, underground sprinklers, RV parking, and a double attached heated garage. Spend your mornings on the charming front veranda or unwind on the covered back deck—both perfect spots to enjoy Sylvan Lake’s beautiful seasons.