



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2331137



\$339,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electric Fireplace w/remote		

Imagine a home where weekends are spent at the beach, evenings are enjoyed on your private deck, and everything you need is just minutes from your doorstep. Welcome to easy living in the heart of Sylvan Lake. This beautifully updated, fully finished townhouse offers 3 bedrooms, 4 bathrooms, and an attached single garage—making it the perfect fit for first-time buyers, growing families, downsizers, or anyone looking for a low-maintenance lifestyle without compromising on space. The bright, functional kitchen offers plenty of cabinetry and workspace, while the spacious dining area opens onto a private back deck that's perfect for summer BBQs, morning coffee, or relaxing after a day on the lake. The inviting living room provides a comfortable space to gather with family and friends, and a convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a walk-in closet and private 4-piece ensuite. An additional full bathroom and ample linen storage make everyday living easy. The fully finished basement adds even more flexibility with a large family room, a 3-piece bathroom, and laundry area—ideal for guests, teenagers, a home office, or extra living space. Recent updates include fresh paint, vinyl plank flooring, countertops, tile, baseboards, trim, modern lighting, and four high-efficiency toilets, giving this home a fresh, modern feel that's truly move-in ready. Located just minutes from Sylvan Lake's beautiful waterfront, walking trails, schools, shopping, restaurants, and year-round recreation, this home offers more than just a place to live—it's an opportunity to embrace the lake lifestyle. Whether you're paddleboarding in the summer, taking in the local shops and events, or enjoying a peaceful evening walk along the shoreline, you'll quickly discover why so

many people love calling Sylvan Lake home. Quick possession is available—your next chapter starts here.