



GRASSROOTS
REALTY GROUP

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15 Reynolds Road
Sylvan Lake, Alberta

MLS # A2331567



\$439,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	956 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Ins		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Veneer, Vinyl Siding
Foundation:	Poured Concrete
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Central Vacuum in the garage

THE GARAGE ALONE IS WORTH THE TRIP! Oversized Fully Loaded Garage that comes with a House! Fully permitted and heated with 10' ceilings. Boasting 220V wiring with welder plug ~ 15 outlets inside (8 at the workbench on 2 circuits) ~ 2 exterior weatherproof outlets ~ floor drain to weeping tile ~ central vacuum system ~ LED lighting throughout ~ Dual ceiling fan ~ large openable windows on 3 sides ~ concrete apron ~ Wi-Fi Lift Master shaft drive with battery backup, auto-locking pins and auto-close. Built over-spec: 32 MPa floor with thickened edge and two runs of rebar for snow load, two hurricane ties per truss, waterproof membrane, weeping on three sides, easy drive-in access off the paved alley. Perfect for recreational toy storage, car enthusiasts or a hobby shop! Turn-key 2007 True-Line built home: 3-year-old roof, 18-month-old Rinnai on-demand hot water, central A/C, gas fireplace with alcove feature above, stainless appliances, LED and under-cabinet lighting, large foyer, 10' x 9' True-Line built deck with upgraded glass railing and stair lights, two frost-free hot/cold taps. Basement is ready for your touch! Roughed in-floor heat and framed for two rooms, living area and a 4 piece bathroom. The Town of Sylvan offers Lake living, beach, marina, water sports, Sylvan Lake Aqua Splash Park, volley ball park, ice fishing, 4 golf courses! NexSource Indoor Sports Centre, K–12 schools, community health centre. Red Deer is a short 20 minutes away!