



GRASSROOTS
REALTY GROUP

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13 Rogers Road
Sylvan Lake, Alberta

MLS # A2331886



\$499,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: none

SMART BUYERS LOVE THIS IDEA! Fantastic legally suited home in Ryders Ridge with 2 completely separate living spaces, complete with their own high efficient furnaces, HWT's, laundry areas+ utilities are separately metered. . Each suite has 6 appliances each(Fridge, Stove, OTR Microwave, BI Dishwasher, Side BY Side W&D), 2 bedrooms & 1 bath on each floor, w/beautiful darker hickory cabinets, large windows, & more. Upstairs features vaulted ceilings, laminate flooring throughout main area, great open kitchen, & a 8x15 covered deck. Plus it has 1.5" concrete floor on the main to reduce sound travel. Downstairs is super bright also, features laminate flooring, carpet & lino, w/a private entrance from the back, large storage space, + rough in for underfloor heat. Large gravel parking pad @ back. Yards are separated with divider fence. ADD THIS TO YOUR PORTFOLIO