



GRASSROOTS
REALTY GROUP

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14 Reid Court
Sylvan Lake, Alberta

MLS # A2331935



\$385,000

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, BSMT Sectional, BSMT Flat Screen, Entertainment unit and Shed.

Welcome to this impeccably maintained 3 bedroom, 3 bathroom townhouse in the sought-after community of Ryders Ridge, where timeless design meets everyday comfort. Showcasing magazine-worthy finishes and exceptional pride of ownership, this move-in-ready home offers a lifestyle you'll love. From the moment you arrive, the extensively landscaped front and back yards set this property apart, creating outstanding curb appeal and a peaceful outdoor oasis. Inside, the bright, open-concept main floor is thoughtfully designed for both entertaining and everyday living. The inviting living room flows effortlessly into the beautifully appointed kitchen, featuring abundant counter space, a large centre island with breakfast bar, and stunning white appliances complemented by elegant gold accents. The spacious dining area is perfect for hosting family and friends, while a conveniently located 2-piece powder room completes the main level. Upstairs, retreat to the sun-filled primary suite, complete with a walk-in closet. Two additional generously sized bedrooms and a spacious 4-piece bathroom with an oversized vanity provide comfort and functionality for the entire family. The fully finished basement expands your living space with an oversized recreation room. Ideal for movie nights, a home gym, games area or entertaining guests. A stylish 3-piece bathroom adds even more flexibility to this level. Central air for those hot summer days. Step outside to your west-facing backyard retreat, where you'll enjoy long summer evenings on the deck surrounded by mature trees, lush shrubs and colourful perennials. The private, fully fenced yard offers plenty of space for children and pets to play, while the storage shed keeps garden tools neatly tucked away. Offering both on-street and off-street parking, this exceptional home blends thoughtful design, beautiful outdoor spaces, and an

unbeatable location into one truly special package. Simply move in and enjoy.