



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Reid Court
Sylvan Lake, Alberta

MLS # A2332034



\$329,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows		

Inclusions: Refrigerator, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, Window Coverings

NO CONDO FEES! Welcome to this well maintained 3-bedroom, 2-bathroom townhouse in the vibrant lakeside community of Sylvan Lake. Perfect for first-time buyers, young families, or investors, this home combines comfort, value, and a sought-after location. Step inside to a bright and functional open-concept main floor, where the kitchen is equipped with stainless steel appliances and flows effortlessly into the living and dining areas—ideal for everyday living and entertaining. Stay comfortable through the summer months with the added benefit of central air conditioning. Upstairs, you’ll find three well-sized bedrooms and a full bathroom, providing a practical and family-friendly layout. The unfinished basement is a blank canvas, ready for your personal touch—whether you envision a cozy rec room, extra bedroom, or simply need additional storage space. Outside, enjoy a fully usable yard and a private extended deck, perfect for summer evenings and outdoor gatherings. This is a fantastic opportunity to own a move-in-ready home in one of Sylvan Lake’s most desirable communities!