



GRASSROOTS
REALTY GROUP

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42 Reid Court
Sylvan Lake, Alberta

MLS # A2332725



\$379,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,250 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions:	N/A
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This 3-bedroom, 2-bathroom end-unit townhouse is move-in ready and offers something rare for the area: an oversized 18x23' garage, big enough for your vehicle plus a workspace,, storage, or home gym setup. With no condo fees, it's an easy home to own. A fresh coat of paint throughout the main and upper floors has this property ready for its next owner. The main level features a spacious living room and kitchen/dining area and 2pc bathroom, leading out to the back deck, with the oversized garage just off the kitchen for everyday convenience. Upstairs you'll find two bedrooms, a 4-piece bathroom, and a primary bedroom complete with walk-in closet. The basement is undeveloped and already plumbed for a future bathroom, giving you room to grow into the space on your own timeline. A brand new furnace, installed January 2025, means one less thing to think about. End unit, oversized garage, move-in ready — this one checks a lot of boxes.