



GRASSROOTS
REALTY GROUP

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**19 Reid Court
Sylvan Lake, Alberta**

MLS # A2333260



\$315,000

Division:	Beacon Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: None

Looking for a reasonably priced townhouse with no condo fees. This 2 story is perfect for the first time home buyer or an investor looking for a renter. It's located on the end of a close in Ryders Ridge. The main floor has up to a good sized living room and kitchen with dark cabinets, upgraded stainless steel appliances, fully tiled back splash, and an island with eat up bar and dining space. There is also a half bathroom with sink and toilet just off the back deck entrance. Upper level features a master bedroom with walk-in closet, 4 piece bathroom, and 2 more bedrooms. Carpet was replaced around 6 years ago. Some areas have just been repainted. The basement is unfinished with stacked washer dryer and water softener and well thought out for future development. Out back there is a parking pad in the rear with paved back lane access and a storage shed. Available now for quick possession