



GRASSROOTS
REALTY GROUP

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21 Regatta Way
Sylvan Lake, Alberta

MLS # A2334022



\$449,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

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

Welcome to this beautifully finished two-storey home in the highly sought-after community of Ryders Ridge! Thoughtfully designed for modern family living, the bright and spacious main floor features a welcoming living room, a functional kitchen with abundant cabinetry, generous counter space, and a spacious dining area. Large windows throughout fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find a private primary retreat complete with a walk-in closet and full ensuite, along with two additional bedrooms and a 4-piece bathroom. The fully finished basement, complete with a separate entrance, offers exceptional flexibility with a family room, bedroom, den, and 3-piece bathroom—ideal for a home-based business, extended family, or future suite potential. Step outside to enjoy the large deck overlooking the fully fenced and beautifully landscaped backyard, perfect for entertaining or relaxing. An added bonus is the home's solar panel system, which helps generate exceptionally low utility costs, often producing a negative power bill during the summer months and significantly reduced electricity costs throughout the winter. This is an outstanding opportunity to own a move-in-ready home in one of the area's most desirable neighborhoods.