



GRASSROOTS
REALTY GROUP

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34 Rafferty Court
Sylvan Lake, Alberta

MLS # A2335514



\$335,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave hood fan, dishwasher, 2 tv wall mounts, washer, dryer, all blinds, draperies and rods

Welcome to this beautiful END-UNIT townhome with NO CONDO FEE'S, offering an abundance of windows and natural light throughout. Built in 2012 and meticulously maintained, this move in ready home is truly in SHOWROOM CONDITION! The main floor features a BRIGHT, OPEN CONCEPT layout with rich dark maple cabinetry, eat up peninsula, stainless appliances and NEUTRAL PAINT COLORS, and a convenient two piece powder room. A Patio door leads to a SPACIOUS ground level deck, perfect for outdoor entertaining, overlooking the FULLY FENCED BACK YARD. Upstairs you'll find two generous sized bedrooms. The spacious PRIMARY suite features a walk in closet with BUILT IN CABINETRY and a stunning four piece ensuite. The second bedroom is also generously sized and is conveniently located across from another four piece bathroom. The fully undeveloped basement offers endless possibilities, with plumbing already roughed in for a future bathroom. There is plenty of space to add two additional bedrooms and a family room to suit your needs. The laundry is also located in the basement. Ideally situated closer to schools, shopping and the lake, this exceptional home offers COMFORT,STYLE and room to GROW!! Don't miss your opportunity to own this BEAUTIFUL MOVE-IN-READY townhome with NO CONDO FEE'S.