



GRASSROOTS
REALTY GROUP

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8 Rowberry Court
Sylvan Lake, Alberta

MLS # A2343956



\$379,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions: Garage door opener

Welcome to this bright end-unit fourplex in Sylvan Lake's desirable Ryders Ridge community! Offering 3 bedrooms, 2.5 bathrooms, 1,292 sq. ft. above grade, an attached single garage, and a spacious pie-shaped lot backing onto green space. The main floor features a welcoming foyer, bright living room, well-equipped kitchen with island and pantry, dining area, and 2-piece bath. Upstairs you'll find a spacious primary bedroom with 3-piece ensuite and massive walk-in closet, two additional bedrooms, and a 4-piece bath. The full unfinished basement offers excellent potential for future development and includes a bathroom rough-in. Enjoy the fenced, landscaped yard and large deck, with extra parking for added convenience. Ideally located close to amenities, walking paths, schools, playgrounds, golf, and the lake.