



GRASSROOTS
REALTY GROUP

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10 Rafferty Court
Sylvan Lake, Alberta

MLS # A2345929



\$299,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,265 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
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NO CONDO FEES! Welcome to this well-located townhouse offering a functional layout and plenty of opportunity to make it your own. The main floor features an inviting open-concept design with an easy flow between the kitchen, dining and living areas, making it ideal for everyday living and entertaining. A convenient 2-piece bathroom completes the main level, while a garden door provides access to the back deck and yard. Outside, you’ll find a storage shed, off-street parking and access from the paved back alley. Upstairs, the spacious primary bedroom offers its own ensuite bathroom and walk-in closet, creating a comfortable private retreat. A second bedroom and full bathroom complete the upper level. The unfinished basement is ready for your ideas, whether you envision additional living space, a home gym, office, recreation room or extra storage. Additional features include a water softener and stacking washer & dryer. Conveniently located close to shopping, schools and everyday amenities, with quick and easy highway access for commuters. A great opportunity for first-time buyers, investors or anyone looking for the benefits of townhouse living without monthly condo fees!