



GRASSROOTS
REALTY GROUP

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4109 45 Avenue
Sylvan Lake, Alberta

MLS # A2350055



\$629,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,484 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NA

Welcome to 4109 45th Ave., Sylvan Lake, AB. A fully developed 5-bedroom, 3-bathroom modified bi-level, quality built by Somerset Homes and located in the award-winning community of Ryders Ridge! In exceptional condition throughout, this beautifully maintained home offers an impressive combination of space, comfort, and pride of ownership. Close to schools, parks, playgrounds, walking trails, community amenities, and only a few blocks from the beach, this is an incredible location for the whole family, and at a great price! Step inside to a spacious, bright and inviting main level, featuring soaring vaulted ceilings, vinyl plank flooring, and a cozy gas fireplace with a beautiful wood mantle and stone surround. The functional open-concept layout offers plenty of space for everyday family living and entertaining. The primary bedroom is large and stunning, featuring vaulted ceilings, walk in closet, and 5 piece ensuite. It is located just off the main living room, while 2 of the bedrooms, laundry room, and 4-piece bathroom are tucked up and away on the upper level - a perfect setup for the growing family with kids! The fully developed basement provides even more exceptional living space and features in-floor heat, a large family/rec room, and a wet bar—great for entertaining, movie nights, or relaxing with the family. This space also features the other 2 bedrooms, and 4 piece bathroom. Outside, enjoy the covered rear deck (with nat. gass hookup) overlooking a beautifully treed and landscaped yard, complete with a dedicated fire pit area and creating a fantastic outdoor space to enjoy throughout the warmer months. The property also features rear lane access with space to park additional vehicles if need be. Other upgrades include: air conditioning, central vac, a water softener, BRAND NEW CARPETS in all bedrooms (Oct 2026), and an oversized double

attached garage with dual overhead doors. Exceptionally well cared for and truly move-in ready, this home offers a generous floor plan, beautifully finished indoor and outdoor spaces, and an outstanding location in one of Sylvan Lake's most desirable communities. This is a home that checks all the boxes!