



GRASSROOTS
REALTY GROUP

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17, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2350075



\$330,000

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Existing appliances and window coverings (AS IS)

Welcome to this well appointed end unit townhouse, ideally located in the sought after Ryders Ridge neighbourhood of Sylvan Lake. Offering a single attached garage and plenty of functional living space, this home is within walking distance to École Our Lady of the Rosary School, parks, walking trails, shopping, restaurants and other everyday amenities. Step inside to an abundance of large windows that allow natural light to soar throughout the main living areas. The beautiful kitchen offers plenty of cabinetry and counter space and is open to the dining and living areas, creating a wonderful space for entertaining or simply spending time with family. A convenient half bath completes the main floor. Upstairs, you’ll find a large primary bedroom complete with a walk in closet and 4 piece ensuite, along with two additional well sized bedrooms and a full main bathroom. The fully developed lower level provides even more flexibility with additional living space, another bathroom, laundry and plenty of storage. With three bedrooms upstairs, multiple living areas, a practical layout and the added privacy and natural light that comes with an end unit location, this is a wonderful opportunity for a variety of buyers. Enjoy the convenience of having schools, recreation, shopping, dining and amenities all close to home in one of Sylvan Lake’s most desirable neighbourhoods.