



GRASSROOTS
REALTY GROUP

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27 Rowberry Court
Sylvan Lake, Alberta

MLS # A2352226

\$359,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,305 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to your new home in Ryders Ridge, Sylvan Lake! Built in 2014, this interior townhouse is tucked away at the end of a quiet close in a beautiful neighbourhood. Offering 3 bedrooms, 2.5 bathrooms, an attached single garage, and a fully fenced yard, this home is ready for its next owners! Step inside to a spacious entryway with a welcoming alcove and convenient half bath. Direct access to the attached garage adds everyday convenience. The main living area features a generous living room that flows into the dining area, creating a comfortable space for relaxing or entertaining. A rear garden door leads to the 14 x 10 deck, extending your living space outdoors and providing a great spot to enjoy the fully fenced backyard. Upstairs, the primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom offer flexibility for family, guests, or a home office. The basement offers laundry facilities and is roughed in for future bathroom plumbing, providing an opportunity to customize the space to suit your needs. Freshly painted throughout, with carpets professionally cleaned, this home is move-in ready and waiting for you to settle in. Located in a quiet five-unit complex, this interior townhouse offers comfortable living in a desirable Sylvan Lake community. A wonderful opportunity to make yourself at home in Ryders Ridge!